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# **2000 Annual Report**

## **Devon & Western Redevelopment Project Area**



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

***JUNE 30, 2001***

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June 30, 2001

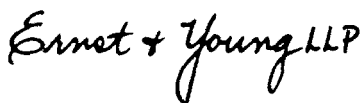
Ms. Alicia Mazur Berg  
Commissioner  
Department of Planning and Development  
121 N. LaSalle St.  
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the Devon & Western Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 5(d) of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended. The contents are based on information provided to us by Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

It has been a pleasure to work with representatives from the Department of Planning and Development and other City Departments.

Very truly yours,



Ernst & Young LLP

# Devon & Western Redevelopment Project Area 2000 Annual Report

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City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

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June 30, 2001

The Honorable Daniel Hynes  
Comptroller  
State of Illinois  
Office of the Comptroller  
201 Capitol  
Springfield, IL 62706

Dear Comptroller Hynes:

We have compiled the attached information for the Devon & Western  
Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-74.4-5(d).

Sincerely,

Alicia Mazur Berg  
Commissioner



**Devon & Western Redevelopment Project Area  
2000 Annual Report**

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**(1) DATE OF DESIGNATION AND TERMINATION - 65 ILCS 5/11-74.4-5(d)(1.5)**

The Project Area was designated on November 3, 1999. The Project Area may be terminated no later than November 3, 2022.

APPROVAL OF REVISION NUMBER 2 TO DEVON/WESTERN  
REDEVELOPMENT PROJECT AREA TAX INCREMENT  
FINANCING PROGRAM REDEVELOPMENT  
PROJECT AND PLAN.

The Committee on Finance submitted the following report:

CHICAGO, May 17, 2000.

*To the President and Members of the City Council:*

Your Committee on Finance, having had under consideration an ordinance amending the ordinance which approved a redevelopment plan and project for the Devon and Western Tax Increment Financing Redevelopment Area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,  
*Chairman.*

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

*Nays* -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

SECTION 2. Amendments To Redevelopment Plan. The City, pursuant to Section 5/11-74.4-5 of the Act, hereby amends the Plan, as previously published in the Journal of Proceedings, by the amendments set forth in Exhibit 1 attached hereto and approves the Plan, as amended, the amended version of which is attached hereto as Exhibit 2.

SECTION 3. Invalidity Of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 4. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflicts.

SECTION 5. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

Exhibits 1 and 2 referred to in this ordinance read as follows:

*Exhibit 1.*

*Amendments To Plan.*

The Plan, as previously published in the Journal of the Proceedings of the City Council for November 3, 1999 (the "Journal of Proceedings") at pages 23333 -- 13457, is hereby amended as follows. Page number references refer to the page numbers in such Journal of Proceedings.

- (a) The date of the Plan shall be "July 1999, Revised as of October 22, 1999, Revised as of March 3, 2000".
- (b) The fifth (5<sup>th</sup>) bullet point in Section IV.B. of the Plan, which section is entitled, "Eligibility Findings Conclusion," and which bullet point appears on pages 13350 -- 13351 shall be amended in its entirety to state:

“The purpose of identifying the most recent equalized assessed valuation (“E.A.V.”) of the Redevelopment Project Area is to provide an estimate of the initial E.A.V. which the Cook County Clerk will certify for the purpose of annually calculating the incremental E.A.V. and incremental property taxes of the Redevelopment Project Area. The 1998 E.A.V. of all taxable parcels in the Redevelopment Project Area is approximately Seventy-one Million Eight Hundred Ninety-six Thousand Thirty-four Dollars (\$71,896,034). This total E.A.V. amount, by P.I.N., is summarized in Table 2. The E.A.V. is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial E.A.V. from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County.”

- (e) In Section II.B. of the Eligibility Study included as Exhibit IV to the Plan, which Section is entitled, “Description of Current Conditions”, and which appears on page 13381, the parenthetical reference in the fourth (4<sup>th</sup>) bullet point to “three and eight-tenths percent (3.8%)” shall be amended to read “ three and one-tenths percent (3.1%).”
- (f) In Section II.B. of the Eligibility Study, the second (2<sup>nd</sup>) and third (3<sup>rd</sup>) sentences under the fifth (5<sup>th</sup>) bullet point appearing on page 13381 shall also be amended in their entirety to state:

“The E.A.V. for the City of Chicago as a whole increased from Twenty-eight Billion Six Hundred Sixty-one Million Nine Hundred Fifty-four Thousand One Hundred Nineteen Dollars (\$28,661,954,119) in 1993 to Thirty-three Billion Nine Hundred Forty Million One Hundred Forty-five Thousand Seven Hundred Seventy-six Dollars (\$33,940,145,776) in 1998, a total of eighteen and forty-two hundredths percent (18.42%) or an average of three and sixty-eight hundredths percent (3.68%) per year. Over the same time period, the Study Area has experienced an overall E.A.V. increase of sixteen and sixty-two hundredths percent (16.62%), from Sixty-one Million Six Hundred Fifty Thousand Five Hundred Twelve Dollars (\$61,650,512) in 1993 to Seventy-one Million Eight Hundred Ninety-six Thousand Thirty-four Dollars (\$71,896,034) in 1998, an average increase of three and thirty-two hundredths percent (3.32%) per year.”



*Exhibit 2.**City Of Chicago**Devon And Western Tax Increment Financing**Redevelopment Plan And Project.**July, 1999.**Revised As Of October 2, 1999.**Revised As Of March 3, 2000.***I. INTRODUCTION**

Louik/Schneider and Associates, Inc. has been retained by the City of Chicago (the "City") to conduct an independent initial study and survey of the proposed redevelopment area known as the Devon & Western Redevelopment Project Area in Chicago, Illinois (the "Redevelopment Project Area"). The purpose of this study is to determine whether the 75 blocks of the Redevelopment Project Area qualify for designation as a "Conservation Area" for the purpose of establishing a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act").

The Redevelopment Project Area is located on the north side of the City, approximately seven miles north of the central business district and is comprised of approximately 52.17 acres and includes 75 (full and partial) blocks. The Redevelopment Project is generally bounded by Arthur Avenue (6500 N) and the alley north of Devon Avenue (6400 N) on the north, Foster Avenue (5200 N) on the south, the alley west of Clark Street (1600 W) and the alley east of Western Avenue (2400 W) on the east, and Kedzie Avenue (3200 W) and the alley west of Western Avenue on the west. (see Map 1, Project Boundary in Appendix).

property multiplied by the state multiplier. Any increase in EAV is then multiplied by the current tax rate to arrive at the incremental real property tax.

This Plan has been formulated in accordance with the provisions of the Act. The purpose of the Plan is to provide a guide to all proposed public and private action in the Redevelopment Project Area. In addition to describing the objectives of redevelopment, the Plan sets forth the overall program to be undertaken to accomplish these objectives. This program is the "Redevelopment Project."

This Plan also specifically describes how the Redevelopment Project Area which meets the eligibility requirements of the Act (see Exhibit 4 - *Devon & Western Tax Increment Finance Program - Eligibility Report, July 1999*). After approval of the Plan, the City Council may then formally designate the Redevelopment Project Area as a "redevelopment project area" under the Act.

The purpose of this Plan is to ensure that new private investment occurs:

1. On a coordinated rather than a piecemeal basis to ensure that the land use, vehicular and pedestrian access, parking, service and urban design systems will meet modern-day principles and standards to the best ability of existing buildings;
2. On a reasonable, comprehensive and integrated basis to ensure that Conservation Area factors are eliminated; and
3. Within a reasonable and defined time period.

Revitalization of the Redevelopment Project Area is a large and complex undertaking and presents challenges and opportunities commensurate to its scale. The success of this effort will depend to a large extent on the cooperation between the private sector and agencies of local government.

The Plan's proposed land uses will be approved by the Chicago Plan Commission prior to the Plan's adoption by City Council.

There has been a limited amount of private investment throughout the Redevelopment Project Area for at least the last five years. The adoption of this Plan will provide the economic tool necessary to stimulate redevelopment in the Redevelopment Project Area that would not reasonably be anticipated to be developed. Public investments will create the appropriate environment to attract the level of private investment required for redeveloping the Redevelopment Project Area.

Successful implementation of the Redevelopment Project requires that the City take advantage of the real estate tax increment revenues attributed to the Redevelopment Project Area as provided in accordance with the Act.

Devon Avenue is a densely concentrated commercial district with retail and wholesale businesses and offices from Clark Street west to Kedzie Avenue. The majority of the parcels along Devon Avenue are smaller standard sized lots (25'-50' x 125'). Many of the buildings along Devon Avenue are single-story commercial buildings. There are multi-story buildings with commercial on the first floor and residential and/or offices above. The multi-story mixed use buildings are primarily located at the end of the blocks.

Devon Avenue has numerous institutional uses. The Rogers Park United States Post Office is located on the south side of Devon Avenue between Hermitage and Paulina Avenues. Institutional uses include the religious and educational facilities including some of the following: Assyrian Pentecostal Church, Congregation Bnei Ruven, Congregation Nveiroven, Devon Church of Jesus Christ, Mosdos Machizikei, the Peter Sampson Jewish Vacation Center, and the Samuel G. Bellows Educational and Cultural Center

Devon Avenue is a heavily used commercial district known for its ethnically diverse shopping and dining. On the weekends, Devon Avenue attracts thousands of local and out of state visitors. The high levels of pedestrian and vehicular traffic combined with a limited amount of available convenient available parking cause severe parking and traffic congestion problems. Devon Avenue is a four-lane street with two lanes for traffic and two lanes for parking (in most blocks). It currently does not adequately accommodate the existing parking needs. Devon Avenue has architecturally significant buildings from a variety of time periods. Western Avenue is a much wider street and can accommodate four lanes of traffic with parking on some sections.

Along Western Avenue, the parcels range in size from 25 feet to 600 feet frontage by 125 feet depth. The majority of parcels are 50 feet or wider. The predominant existing land uses along Western Avenue include a cemetery (Rosehill Cemetery) and a variety of commercial uses. Rosehill Cemetery, established in 1859, is located on the east side of Western Avenue between Peterson and Bowmanville Avenues. A portion of Rosehill Cemetery that is currently unoccupied open space and does not include any entombed graves is included in the Redevelopment Project Area (see Map 1 – Boundary). Pursuant to the terms of that certain Declaration of Covenants and Restrictions dated as of June 11, 1990 made by Rosehill Cemetery Company and recorded as document as 90341225 in the Records Office of Cook County ("cemetery declaration"), the portion of the cemetery included in the Redevelopment Project Area can be developed for certain other limited uses, as described in Section V.A.

The major parts or the remainder of Western Avenue is dominated by automobile dealerships, automotive related businesses and commercial establishments. The automotive businesses are concentrated between Rosemont Avenue and the north half of Balmoral Avenue. At the south end of Western Avenue are a variety of uses including residential, commercial, institutional and industrial uses.

The institutional uses along Western Avenue include the Cook County States Attorney – Community Prosecution Division, City of Chicago 40<sup>th</sup> Ward Sanitation Yard, a CTA bus turn-around, and the State of Illinois Human Services – Northern Field Office.

#### **D. ZONING CHARACTERISTICS**

The Redevelopment Project Area is primarily zoned for business and commercial uses with some residential areas. Permitted zoning uses include the following: business districts zoned B2-2, B2-3, B4-2, B5-2; commercial districts zoned C1-2 and C2-2; and residential districts R1, R3, R4. Both Devon and Western Avenues are zoned for business and commercial uses. The existing zoning allows for denser uses at the major intersections such as Devon and Western Avenues. The Residential zoned areas are located at the eastern end of Devon Avenue and the southern end of Western Avenue.

Devon Avenue has Business, Commercial and Residential zoned areas. The Business zoned areas for Devon Avenue are as follows: 1) Devon Avenue from Western Avenue to Clark Street zoned - B2-3, B4-2, and B5-2, and 2) south side of Devon between Hamilton to Bell Avenues zoned - C2-2. The Commercial zoned areas are located on the south side of Devon Avenue at the east end of the Redevelopment Project Area as follows: 1) between Bell and Hamilton Avenues, 2) between Ridge and Ravenswood Avenues, and 3) between Hermitage Avenue and the alley west of Clark Street. The areas zoned Residential on Devon Avenue include the following: 1) north side of Devon between Ridge and Damen Avenues and Hoyne and Hamilton Avenues zoned R3 and between Ravenswood and Hermitage Avenues zoned R4.

Western Avenue also has business, commercial and residential zoned areas. Western Avenue from Arthur Avenue on the north to Foster Avenue on the south is primarily zoned commercial. The business zoned areas on Western Avenue include the following: 1) the intersection of Devon and Western Avenues zoned - B3-2 (on the northeast, northwest, and southwest corners) and B5-2, and 2) southeast corner south of Balmoral on Western Avenue the parcels zoned - B2-2 and B4-2. The residential zoned areas of Western Avenue include the following: 1) Rosehill Cemetery is located between Peterson Avenue and Balmoral Avenues on the east side of Western Avenue zoned - R1, 2) sections of the blocks at south end of Western Avenue at Balmoral and Farragut Avenues zoned - -R3 and R4.

**OBJECTIVES** Provide public infrastructure improvements where necessary. Replace and repair sidewalks, curbs and alleys throughout the Redevelopment Project Area where needed.

Create streetscaping amenities that are attractive for the area businesses.

**GOAL 4** Create and preserve job opportunities in the Redevelopment Project Area.

**OBJECTIVES** Work with existing businesses in the Redevelopment Project Area to address their job training needs.

Encourage the participation of minorities and women in the redevelopment of the Redevelopment Project Area.

**GOAL 5** Address parking and traffic-related concerns in the Redevelopment Project Area.

**OBJECTIVES** Investigate traffic congestion along Devon Avenue while recognizing the limited availability of commercial and residential parking and the value of street traffic to retail sales.

Specifically, examine the lack of loading/unloading areas for area businesses.

Identify/Implement a long term parking plan that addresses the location and lack of available parking for employees and patrons of the area.

Enhance the pedestrian use of the Redevelopment Project Area.

**GOAL 6** Preserve cultural and historic characteristics of the district.

**OBJECTIVES** Encourage rehabilitation and renovation of architecturally significant structures.

#### **B. DESIGN OBJECTIVES**

Although overall goals and redevelopment objectives are important in the process of redeveloping such an area, the inclusion of design guidelines is necessary to ensure that redevelopment activities result in an attractive environment. The Plan includes the following design objectives:

that the area on the whole has not been subject to growth and development through investments by private enterprise, and would not reasonably be anticipated to be developed without action by the City.

Based upon surveys, site inspections, research and analysis by Louik/Schneider & Associates, Inc., The Lambert Group and Macondo Corp., the Redevelopment Project Area qualifies as a conservation area as defined by the Act. A separate report, entitled City of Chicago Devon & Western Tax Increment Finance Program Eligibility Report dated July 1999 ("Eligibility Report"), is attached as Exhibit 4 to this Plan and describes in detail the surveys and analyses undertaken and the basis for such finding. In general, the Redevelopment Project Area satisfies the Age Requirement plus ten of the Conservation Area eligibility factors as listed in the Act. Summarized below are the findings of the Eligibility Report.

#### **A. SUMMARY OF ELIGIBILITY FACTORS**

The Redevelopment Project Area (also referred to as the "Study Area" in the Eligibility Report) consists of 75 (full and partial) blocks and 545 parcels. There are 351 buildings in the Redevelopment Project Area.

In addition to satisfying the Age Requirement, ten of the 14 conservation area eligibility factors are present, five to a major extent and five to a minor extent. The ten factors are as follows:

##### **Major extent**

1. Obsolescence
2. Deterioration
3. Excessive land coverage
4. Deleterious land use or layout
5. Depreciation of physical maintenance

##### **Minor extent**

1. Dilapidation
2. Structures below minimum code
3. Excessive vacancies
4. Overcrowding of structures and community facilities
5. Lack of ventilation, light and sanitary facilities

A block-by-block analysis of the 75 blocks was conducted to identify the eligibility factors (see Exhibit 3 - Distribution of Criteria Matrix). Each of the factors is present to a varying degree. The eligibility findings are as follows:

#### **AGE REQUIREMENT**

The Age Requirement presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures that are at least 35 years old. In the Redevelopment Project Area, the Age Requirement is satisfied, being found in 267 of the 351 (76.1%) buildings and in 38 of the 75 blocks.

#### **MAJOR EXTENT**

##### **1. OBSOLESCENCE**

Obsolescence, both functional and economic, includes vacant and dilapidated structures and industrial buildings that are difficult to reuse by today's standards. In the Redevelopment Project

are *present to a minor extent*, being found in 159 of the 351 (45.3%) buildings and in 65 of the 75 blocks in the Redevelopment Project Area over the last five years.

### **3. EXCESSIVE VACANCIES**

Excessive vacancy refers to buildings or sites of which a large portion are unoccupied or underutilized and which exert an adverse influence on the area because of the frequency, duration or extent of vacancy. In the Redevelopment Project Area, excessive vacancies are *present to a minor extent*, being found in 11 of the 351 (3.1%) buildings and 10 of the 75 blocks.

### **4. OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES**

Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. In the Redevelopment Project Area, overcrowding of structures and community facilities is *present to a minor extent* in 50 of the 75 blocks.

### **5. LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES**

Lack of ventilation, light or sanitary facilities refers to substandard conditions which adversely affect the health and welfare of building occupants, e.g., residents, employees, or visitors. Lack of Ventilation, Light, or Sanitary Facilities was found *present to a minor extent* in 21 of the 351 (6%) buildings and in 35 of the 545 (6.5%) parcels and in 17 of the 75 blocks.

## **B. ELIGIBILITY FINDINGS CONCLUSION**

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

- The buildings in the Redevelopment Project Area meet the statutory criteria for age; 76.1% of the buildings in the Redevelopment Project Area are at least 35 years old.
- Of the 14 eligibility factors for a conservation area set forth in the Act, five are present to a major extent and five are present to a minor extent. Only three are necessary for designation as a conservation area.
- The Conservation Area eligibility factors which are present are reasonably distributed throughout the Redevelopment Project Area.
- The Redevelopment Project Area is not yet a blighted area, but because of the factors described in this report, the Redevelopment Project Area may become a blighted area.

reevaluation of existing circulation patterns, infrastructure and streetscape improvements and development of open space. The focus of the Plan is to achieve the general goals, the redevelopment objectives and the design objectives previously outlined in Section III while enhancing the overall appearance and general conditions of the Redevelopment Project Area.

#### **A. GENERAL LAND USE PLAN**

The proposed land uses for the Redevelopment Project Area allow for a comprehensive and coordinated rehabilitation plan of the Redevelopment Project Area. The Redevelopment Plan Map 3 – Proposed Land Use identifies the uses that will be in effect upon adoption of this Plan. The major land use categories are consistent with existing land uses for the Redevelopment Project Area. There are two land use changes from the existing to the proposed land use map. The changes include the portion of Rosehill Cemetery that is included in the Redevelopment Project Area from cemetery (undeveloped sites) to open space and some of the existing commercial land uses along Devon Avenue to mixed use (commercial/residential).

The Chicago Plan Commission will approve this Plan and the proposed land uses described herein prior to its adoption by the City Council. The proposed land uses and a discussion of the rationale supporting their determination is as follows:

##### **COMMERCIAL**

To service the needs of the community, the majority of the Redevelopment Project Area is proposed for commercial use. Commercial land use is comprised of retail sales and offices. Commercial uses within the Redevelopment Project Area should reflect the needs of community residents as well as businesses and visitors.

The permitted alternative land use allowed for Parcel A of Rosehill Cemetery under the cemetery declaration is a commercial use consisting of funeral home with off-street parking.

##### **RESIDENTIAL**

Residential land use is proposed for the existing residential properties located at the east end of Devon Avenue and at the south end of Western Avenue. There are no new proposed areas of residential development.

##### **MIXED USE (COMMERCIAL/RESIDENTIAL)**

The proposed mixed-use (commercial/residential) land use allows for either use to be employed independently or in combination. The mixed use primarily includes existing buildings where commercial businesses are located on the first floor with residential units and/or offices above. Mixed-use



One of the Plan's strategies is to develop a public improvement program that reinforces and encourages further private investment. This public improvement program can basically be described as improving the Redevelopment Project Area's physical environment through infrastructure, traffic management and streetscape improvements.

To address private investment and public improvements, the Plan includes the following recommendations:

- **Building Renovation** – Rehabilitate and renovate the exteriors/interiors of existing commercial and mixed-use buildings. Preserve the architecturally significant structures and improve appearance of building signage. Façade improvements are necessary to repair the older buildings and to enhance the visual character of the street.
- **Parking Facilities** -Identify additional on and off-street parking or parking alternatives for visitors, employees and customers. Additional parking areas should be examined since parking is a necessity for the vitality of Devon Avenue businesses.
- **Circulation Patterns**- Evaluate existing traffic lights and crosswalks and identify appropriate measures to improve traffic flow along Devon Avenue and traffic speed along Western Avenue.
- **Public Improvements** – Provide infrastructure improvements that include development of gateways, creation of public plazas, street planters (on Western Avenue) and improvement of alleys throughout the Redevelopment Project Area. Develop a gateway for Devon Avenue that identifies the area as an international market place. Add signage and banners that carry the international market place theme throughout the Redevelopment Project Area.
- **Streetscape Improvements** - Provide visual continuity and a retail identity through a coordinated streetscape improvement program –trees, planters, benches and other appropriate improvements. Devon and Western Avenues can accommodate different types of streetscape improvements. Appropriate improvements that complements the two business districts should be identified, recommended and implemented.
- **Open Space** - Develop the portion of Rosehill Cemetery that allows for open space according to the cemetery declaration and restrictions allowed. Ensure that the open space is designed, landscaped and appropriately buffers and complements the cemetery.

The Plan for the Redevelopment Project Area incorporates the use of tax increment funds to stimulate and stabilize the Redevelopment Project Area through the planning and programming

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 are also included.

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

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

3. **REHABILITATION COSTS.** The costs for rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements including, but not limited to, provision of facade improvements for the purpose of improving the facades of privately held properties, may be funded.
4. **PROVISION OF PUBLIC IMPROVEMENTS AND FACILITIES.** Adequate public improvements and facilities may be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:
  - a. Provision for streets, public rights-of-way and public transit facilities
  - b. Provision of utilities necessary to serve the redevelopment
  - c. Public landscaping
  - d. Public landscape/buffer improvements, street lighting and general beautification improvements
  - e. Public facilities
  - f. Public schools
  - g. Public parks and open space
5. **JOB TRAINING AND RELATED EDUCATIONAL PROGRAMS.** Funds may be used by the City for programs to be created for Chicago residents so that they may take advantage of the employment opportunities in the Redevelopment Project Area.
6. **FINANCING COSTS.** Financing costs may be funded, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated

- a) Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
- b) Such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the developer or the redeveloper with regard to the redevelopment project during that year;
- c) If there are not sufficient funds available in the special tax allocation fund to make the payment described in this paragraph, then the amounts due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
- d) The total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total of costs paid or incurred by the developer or redeveloper for the redevelopment project plus redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act.
- e) Up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

12. **NEW CONSTRUCTION COSTS.** The Act currently provides that incremental property tax revenues may not be used by the City for the construction of new privately owned buildings.
13. **REDEVELOPMENT AND OTHER AGREEMENTS.** The City may enter into redevelopment agreements with private developers or redevelopers, which may include but not be limited to, terms of sale, lease or conveyance of land, requirements for site improvements, public improvements, job training and interest subsidies. In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements. In addition, the City may enter into intergovernmental agreements with public entities to construct, rehabilitate, renovate or restore public improvements.
14. **AFFORDABLE HOUSING.** The City requires that developers who receive TIF assistance for market rate housing set aside at a minimum 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.
15. **DAYCARE SERVICES.** 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 portion of the cost of operation of day care centers established by redevelopment project

maximum 23-year life of the Redevelopment Project Area. These funds are subject to the number of projects and amount of incremental tax revenues generated and the City's willingness to fund proposed projects on a project-by-project basis.

**TABLE 1 - ESTIMATED REDEVELOPMENT PROJECT COSTS**

	<b>Program/ Action/Improvements</b>	<b>Estimated Costs*</b>
1.	<b>Assemblage of Sites(1)</b>	\$4,000,000
2.	<b>Site Preparation</b>	\$5,000,000
3.	<b>Construction of Public Works or Improvements (1):</b>	\$12,000,000
4.	<b>Relocation</b>	\$500,000
5.	<b>Rehabilitation costs of public/private buildings and fixtures(1)</b>	\$14,000,000
6.	<b>Job Training</b>	\$3,000,000
7.	<b>Interest Costs</b>	\$1,000,000
8.	<b>Daycare Services</b>	\$500,000
9.	<b>Professional Services:</b> studies, surveys, plans & specifications, administrative costs relating to redevelopment plan, architectural, engineering, legal, marketing, financial, planning or other services	\$2,000,000
	<b>Total Redevelopment Costs (2)(3)</b>	<b>\$42,000,000</b>

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

(1) This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the Redevelopment Project Area, as permitted by the Act.

(2) All costs are in 1999 dollars. In addition to the above stated costs, each issue of any bonds issued to finance a phase of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

(3) The estimated Total Redevelopment Project Costs amount does not include private redevelopment costs or costs financed from non-TIF public resources. Total Redevelopment Project Costs are inclusive of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated only by a public right of way, that are permitted under the Act to be paid from incremental property taxes generated in the Redevelopment Project Area, but do not include project costs incurred in the Redevelopment Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated only by a public right of way.

#### **D. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS**

Funds necessary to pay for Redevelopment Project Costs are to be derived principally from tax

**E. ISSUANCE OF OBLIGATIONS**

To finance Redevelopment Project Costs, the City may issue general obligation bonds or obligations secured by the anticipated tax increment revenue generated within the Redevelopment Project Area, or the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers to secure such obligations. In addition, the City may pledge toward payment of such obligations any part or any combination of the following: 1) net revenues of all or part of any redevelopment project; 2) taxes levied and collected on any or all property in the City; 3) a mortgage on part or all of the Redevelopment Project Area.

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 this redevelopment project area is adopted (By December 31, 2023). One or more series of obligations may be sold at one or more times in order to implement this Plan. The amounts payable in any year as principal and interest on all obligations issued by the City pursuant to the Plan and the Act shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or other sources of funds (including ad valorem taxes) as may be provided by ordinance. Obligations may be of parity or senior/junior lien natures. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

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

**F. EQUALIZED ASSESSED VALUATION OF PROPERTIES**

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Redevelopment Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The 1998 EAV of all taxable parcels in the Redevelopment Project Area is approximately \$71,896,034. This total EAV amount, by PIN, is summarized in Table 2. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County.

It is clear from the study of this Redevelopment Project Area that private investment in revitalization and redevelopment has not occurred to overcome the Conservation Area conditions that currently exist. The Redevelopment Project Area is not reasonably expected to be developed without the efforts and leadership of the City, including the adoption of this Plan.

#### **I. FINANCIAL IMPACT OF THE REDEVELOPMENT PROJECT**

Without the adoption of this Plan and tax increment financing, the Redevelopment Project Area is not reasonably expected to be redeveloped by private enterprise. Conservation Area conditions are likely to continue and spread, and the surrounding area will become less attractive for the maintenance and improvement of existing buildings and sites. The possible erosion of the assessed value of property, which would result from the lack of a concerted effort by the City to stimulate revitalization and redevelopment, could lead to a reduction of real estate tax revenue to all taxing districts. Successful implementation of the Plan is expected to enhance the values of properties within and adjacent to the Redevelopment Project Area.

Subsections A, B, & C of Section V of this Plan describe the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged with private investment taking place over a period of years. If the Redevelopment Project is successful, new private investment will be undertaken that will assist in alleviating the blighting conditions which caused the Redevelopment Project Area to qualify as a Conservation Area under the Act.

The Redevelopment Project is expected to have minor financial impacts on the taxing districts affected by the Plan. During the period when tax increment financing is utilized in furtherance of this Plan, real estate tax increment revenues (from the increases in EAV over and above the Certified Base EAV established at the time of adoption of this Plan) will be used to pay eligible redevelopment project costs for the Redevelopment Project Area. Incremental revenues will not be available to these taxing districts during this period. When the Redevelopment Project Area is no longer in place, the real estate tax revenues will be distributed to all taxing districts levying taxes against property located in the Redevelopment Project Area.

#### **J. DEMAND ON TAXING DISTRICT SERVICES**

The following major taxing districts presently levy taxes on properties located within the Redevelopment Project Area: City of Chicago; Chicago Board of Education District 299; Chicago School Finance Authority; Chicago Park District; Chicago Community College District 508; Metropolitan Water Reclamation District of Greater Chicago; County of Cook; and Cook County Forest Preserve District.

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.

#### **K. PROGRAM TO ADDRESS FINANCIAL AND SERVICE IMPACTS**

As described in detail in prior sections of this Plan, the complete scale and amount of development in the Redevelopment Project Area cannot be predicted with complete certainty and the demand for services provided by the affected taxing districts cannot be quantified. The implementation of the Plan would be to serve the goals and objectives as identified in Section II. As a result, the City has not developed, at present, any additional specific plans to address the impact of the Redevelopment Project on taxing districts.

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

#### **L. PROVISION FOR AMENDING ACTION PLAN**

The Devon & Western Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

#### **M. FAIR EMPLOYMENT PRACTICES, AFFIRMATIVE ACTION PLAN AND PREVAILING WAGE AGREEMENT**

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

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, handicapped status, national origin, creed, or ancestry.
2. Redevelopers must meet the City's standards for participation of 25% Minority Business Enterprises and 5% 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.

*Table 1.*  
(To Revision Number 2 To Devon And Western Tax Increment  
Financing Redevelopment Plan And Project)

*Estimated Redevelopment Project Costs.*

Program/Action/Improvements	Estimated Costs*
1. Assemblage of Sites <sup>(1)</sup>	\$ 4,000,000
2. Site Preparation	5,000,000
3. Construction of Public Works or Improvements <sup>(1)</sup>	12,000,000
4. Relocation	500,000
5. Rehabilitation costs of public/private building and fixtures <sup>(1)</sup>	14,000,000
6. Job Training	3,000,000
7. Interest Costs	1,000,000
8. Day Care Services	500,00

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\* Exclusive of capitalized interest, issuance costs and others financing costs.

(1) This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the Redevelopment Project Area, as permitted by the Act.



*(Sub)Exhibit 1.*

(To Revision Number 2 To Devon And Western Tax Increment  
Financing Redevelopment Plan And Project)

*Legal Description.*

That part of the south half of Sections 35 and 36, Township 41 North, Range 13 East of the Third Principal Meridian, the south half of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, that part of Sections 1, 2 and 12, Township 40 North, Range 13 East of the Third Principal Meridian, and that part of Sections 6 and 7, Township 40 North, Range 14 East of the Third Principal Meridian all located in the City of Chicago, Cook County, State of Illinois, described as follows:

beginning at the intersection of the west line of North Kedzie Avenue and the north line of West Devon Avenue, said west line of North Kedzie Avenue being also the west limits of the City of Chicago; thence north along said west line of North Kedzie Avenue to the westerly extension of the south line of Lot 85 in Reinberg's North Channel Subdivision in the southwest quarter of the fractional southwest quarter of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, being Document Number 8630401, said south line of Lot 85 being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue to the west line of North Rockwell Street; thence north along said west line of North Rockwell Street to the westerly extension of the north line of Lot 11 of Block 5 of Wm. L. Wallen's Edgewater Golf Club Addition to Rogers Park, being a subdivision of the southeast quarter of the southeast quarter of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, being Document Number 5305842; thence east along said north line of Lot 11 of Block 5 and its westerly extension to the east line of said Lot 11, said east line being also the west line of the alley east of North Rockwell Street in said Block 5; thence south along said west line of the alley east of North Rockwell Street to the south line of said Lot 11, said south line being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue to the west line of North Campbell Avenue; thence north along said west line of North Campbell Avenue to the westerly extension of the north line of Lot

half of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian being Document Number 4033053; thence east along said north line of Lot 3 to the west line of the alley east of North Ridge Boulevard dedicated on Document Number 4819734; thence northwesterly along said west line of the alley east of North Ridge Boulevard to the westerly extension of the north line of Lot 6 of aforesaid D. Schreiber's Subdivision; thence east along said north line of Lot 6 and its westerly extension to the east line of said Lot 6; thence north along the northerly extension of said east line of Lot 6 of aforesaid D. Schreiber's Subdivision to a line 371 feet north of and parallel with the north line of West Devon Avenue; thence east along said line 371 feet north of and parallel with the north line of West Devon Avenue to the west line of the Chicago and Northwestern Railway; thence south along said west line of the Chicago and Northwestern Railway to the south line of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian; thence east along said south line of the southeast quarter of Section 31 to the east line of the Chicago and Northwestern Railway; thence north along said east line of the Chicago and Northwestern Railway to the westerly extension of the south line of Lot 20 of Schreiber's Subdivision of that part of Lots 2, 3, 4 and 5 in Circuit Court Partition of the south half of the south half of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, lying between the Chicago and Northwestern right-of-way and Clark Street, being Document Number 2593751, said south line of Lot 20 being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue to the northerly extension of the east line of Lot 38 of aforesaid Schreiber's Subdivision, said east line of Lot 38 being also the west line of the alley west of North Clark Street; thence southeasterly along said west line of the alley west of North Clark Street to the north line of West Devon Avenue; thence south to the northeast corner of Lot 1 of the resubdivision of Lots 2, 3 and 4 of Block 1 in Highridge, being Document Number 3304886, the east line of said Lot 1 being also the west line of the alley west of North Clark Avenue; thence south along said west line of the alley west of North Clark Street to the easterly extension of the north line of Lot 5, Block 1 of Highridge being a subdivision in the north half of the northeast quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 807546; thence west along said north line of Lot 5, Block 1 of aforesaid Highridge Subdivision to the east line of North Paulina Street; thence south along said east line of North Paulina Street to the east extension of the north line of Lot 8, Block 2 of aforesaid Highridge Subdivision, said north line of Lot 8 being also the south line of the alley south of West Devon

said north line of West Peterson Avenue to a line 206 feet east of and parallel with the east line of North Western Avenue; thence south along said line 206 feet east of and parallel with the east line of North Western Avenue to the south line of West Peterson Avenue; thence continuing south 200 feet along said line 206 feet east of and parallel with the east line of North Western Avenue to a line 200 feet south of and parallel with the south line of West Peterson Avenue; thence east 194 feet along said line 200 feet south of and parallel with the south line of West Peterson Avenue to a line 400 feet east of and parallel with the east line of North Western Avenue; thence south 900 feet along said line 400 feet east of and parallel with the east line of North Western Avenue to a line 1,100 feet south of and parallel with the south line of West Peterson Avenue; thence east 200 feet along said line 1,100 feet south of and parallel with the south line of West Peterson Avenue to a line 600 feet east of and parallel with the east line of North Western Avenue; thence south 800 feet along said line 600 feet east of and parallel with the east line of North Western Avenue to a line 1,900 feet south of and parallel with the south line of West Peterson Avenue; thence west 100 feet along said line 1,900 feet south of and parallel with the south line of West Peterson Avenue to a line 500 feet east of and parallel with the east line of North Western Avenue; thence south 400 feet along said line 500 feet east of and parallel with the east line of North Western Avenue to a line 2,300 feet south of and parallel with the south line of West Peterson Avenue; thence west 500 feet along said line 2,300 feet south of and parallel with the south line of West Peterson Avenue to the east line of North Western Avenue; thence south along said east line of North Western Avenue to a point on the east line of said North Western Avenue and north 302 feet measured along said east line from the south line of the northwest quarter of the northwest quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian; thence east 630 feet along a line perpendicular to the east line of North Western Avenue; thence south 140 feet along a line parallel with the east line of North Western Avenue; thence east 165 feet along a line perpendicular to the east line of North Western Avenue; thence south 68 feet along a line parallel with the east line of North Western Avenue; thence east 398.51 feet on an angle to the right of 89 degrees, 21 minutes, 30 seconds from the last described course; thence southeasterly 141.48 feet on an angle to the right of 241 degrees, 48 minutes, 29 seconds from the last described course to the northwesterly right-of-way line of Bowmanville Avenue; thence southeasterly along a line perpendicular to said northwest right-of-way of Bowmanville Avenue to the southeasterly right-of-way of said Bowmanville Avenue; thence southwesterly along said southeasterly line of North Bowmanville Avenue and its southeasterly extension to the south line of West Berwyn Avenue;

measured along the south line of Lot 7 of Assessor's Division of the southeast quarter of the northeast quarter of the northeast quarter and the northeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, recorded September 21, 1869 in book 170, page 138; thence north along said west line of and its southerly extension of said 187 feet of Lot 7 measured along its south line of aforesaid Assessor's Division recorded September 21, 1869 in book 170, page 138 to the south line of Lot 6 of aforesaid Assessor's Division; thence west along said south line of Lot 6 of aforesaid Assessor's Division and its westerly extension to the east line of Lot 7 of Herbert M. Rosenthal and Roy M. Schoenbrod's Budlong Woods Addition, being a resubdivision of Lots 8 to 13 both, inclusive, in Assessor's Division of the southeast quarter of the northeast quarter of the northeast quarter, and the northeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian together with certain strips of land adjoining said Lots 8 to 13 in Assessor's Division aforesaid being Document Number 15659960, said east line of Lot 7 being also the west line of the alley west of North Western Avenue; thence north along said west line of the alley west of North Western Avenue to the westerly extension of the north line of Lot 4 of aforesaid Assessor's Division, recorded September 21, 1869 in book 170, page 138 said north line of Lot 4 being also the south line of West Balmoral Avenue between North Artesian Avenue and North Western Avenue; thence east along said north line of Lot 4 and its westerly extension to the southerly extension of the east line of the west 156 feet of Lots 1 through 3 inclusive in the Assessors Division of the southeast quarter of the northeast quarter of the northeast quarter and the northeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, recorded September 21, 1869 in book 170, page 138; thence north along said east line of the west 156 feet of Lots 1 through 3, inclusive, of aforesaid Assessors Division to the south line of West Catalpa Avenue; thence west along said south line of West Catalpa Avenue to the west line of North Artesian Avenue; thence north along said west line of North Artesian Avenue to the north line of West Catalpa Avenue; thence east along said north line of West Catalpa Avenue to the east line of Lot 22 in Block 6 of Fred W. Brummel and Company's Lincoln Bryn Mawr/Western Subdivision, being a subdivision of the northeast quarter of the northeast quarter of the northeast quarter of Section 12, and that part easterly of Lincoln Avenue of the west half of the east half of the northeast quarter of Section 12 (excepting therefrom that part thereof lying south of a line 200 feet north of the north line of Berwyn Avenue) all in Township 40 North, Range 13 East of the Third Principal Meridian (except streets heretofore dedicated) being document Number 7905451, said east line of Lot 22 in Block 6 being also the west line of the alley west of North Western Avenue; thence north along said west line of the alley west of North Western Avenue and its northerly extension to the south line of Lots 1 through 9 inclusive in Block 6 of aforesaid Fred W. Brummel and Company's

the west line of North Maplewood Avenue; thence north along said west line of North Maplewood Avenue to the north line of Lot 34, Block 1 of Devon/Maplewood Addition to North Edgewater in the west half of the west half of the east half of the northeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 6008097, said north line of Lot 34 being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the east line of North California Avenue; thence south along said east line of North California Avenue to the easterly extension of the north line of Lot 27, Block 1 of T.J. Grady's Sixth Green Briar Addition to North Edgewater in the northeast quarter of the northwest Quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 7585379, said north line of Lot 27 also being the south line of the alley dedicated in Document Number 15703796; thence west along said south line of said dedicated alley and its westerly extension to the west line of North Mozart Street; thence north along said west line of North Mozart Street to the north line of Lot 32, Block 2 of aforesaid T.J. Grady's Sixth Green Briar Addition to North Edgewater, said north line of Lot 32 being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the west line of Lot 286 of Krenn and Datos' Devon/Kedzie Addition to North Edgewater, being a subdivision of the northwest quarter of the northwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8231543, said west line of Lot 286 being also the east line of the alley west of North Sacramento Avenue; thence south along said east line of the alley west of North Sacramento Avenue to the easterly extension of the south line of Lot 227 of aforesaid Krenn and Datos' Devon/Kedzie Addition to North Edgewater; thence west along said south line of Lot 227 and its westerly extension to the west line of North Whipple Street; thence north along said west line of North Whipple Street to the north line of Lot 224 of aforesaid Krenn and Datos Devon/Kedzie Addition to North Edgewater, said north line of Lot 224 also being the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the northwest corner of Lot 100 of aforesaid Krenn and Datos' Devon/Kedzie Addition to North Edgewater; thence westerly to the northeast corner of Lot 37 of aforesaid Krenn and Datos' Devon/Kedzie Addition to North Edgewater; thence west along the north line of said Lot 37 and its westerly extension to the west line of North Kedzie Avenue; thence north along said west line of North Kedzie Avenue to the centerline of West Devon Avenue, being also the south line of the southeast quarter of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian; thence east along said south line of the southeast quarter of Section 35 to the east line of said southeast quarter of Section 35; thence north along said east line of the southeast quarter of Section 35 to the north line West Devon Avenue; thence west along said north line of West Devon Avenue to the point of beginning.

## Demolition Permits.

Permit Number	Date	Address	Amount
8110700+71	9/12/95	1841 West Devon Avenue	\$ 0
96003513	4/17/96	2043 West Devon Avenue	30,000
856721	9/9/97	5950 North Western Avenue	9,300
Total (3 permits)			\$ 39,300

[Maps 1, 1A, 1B, 1C, 2, 3 and 4 referred to in this Redevelopment Plan unavailable at time of printing.]

*(Sub)Exhibit 4.*

(To Revision Number 2 To Devon And Western Tax Increment Financing Redevelopment Plan And Project)

*Eligibility Study.*

*Chicago Of Chicago*

*Devon And Western*

*Tax Increment Finance Program*

*July, 1999*

*Revised As Of October 22, 1999*

*Revised As Of March 3, 2000*

*I.**Introduction.*

Louik/Schneider and Associates, Inc. has been retained by the City of Chicago (the

Kedzie Avenue (3200 West) and the alley west of Western Avenue on the west (see Map 1, Project Boundary in Appendix).

#### B. Description Of Current Conditions.

The Study Area consists of seventy-five (75) (full and partial) blocks and five hundred forty-five (545) parcels. Much of the Study Area is in need of rehabilitation/revitalization of facade improvements and parking facilities and is characterized by:

- deteriorated buildings and site improvements,
- overcrowded facilities, and
- other deteriorating characteristics.

The parcels along Devon Avenue differ in size and characteristics from the parcels on Western Avenue. Devon Avenue has architecturally significant buildings from a variety of time periods. Many of the buildings along Devon Avenue are single-story commercial buildings, two-story buildings with commercial on the first (1<sup>st</sup>) floor with residential above. On Western Avenue there are two (2) businesses that comprise the majority of the street. The first (1<sup>st</sup>) is Rosehill Cemetery which was established 1859. The cemetery property is located on the east side of Western Avenue between Peterson Avenue and Bowmanville Avenue. The west side of Western Avenue is dominated by automobile dealers and automotive related businesses. The automotive businesses are concentrated between Rosemont Avenue and the north half of Balmoral Avenue.

Additionally, a lack of growth and investment by the private sector is evidenced by 1) the lack of building permit requests for the Study Area in terms of both number and dollar amounts, and 2) the overall increase of equalized assessed valuation ("E.A.V.") of the property in the Study Area from 1993 to 1997 compared to the City as a whole. Specifically:

- (Sub)Exhibit 1, Building Permit Requests contains a summary of the building permit requests for new construction and major renovation submitted to the City. From 1993 to 1998, twelve (12) permits for new construction or major renovation were issued for eleven (11) of the three hundred fifty-one (351) (three and one-tenth percent (3.1%)) buildings totaling One Million One Hundred Fifty-eight Thousand Three Hundred Thirty Dollars (\$1,158,330). In the first (1<sup>st</sup>) three (3) months of 1999, there were no building permits for new construction and major renovation

three (3) or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; over crowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land-use or layout; depreciation of physical maintenance; or lack of community planning. A conservation area is not yet blighted, but because of age and the combination of three (3) or more of the above-stated factors, is detrimental to public safety, health, morals or welfare and may become a blighted area. Such factors, taken together, must indicate that the area on the whole has not been subject to growth and development through investments by private enterprise, and would not reasonably be anticipated to be developed without action by the City.

On the basis of this approach, the Study Area is eligible for designation as a Conservation area within the requirements of the Act.

#### B. Survey, Analysis And Distribution Of Eligibility Factors.

Exterior surveys of the five hundred forty-five (545) parcels of the Study Area were conducted by Macondo Corp.. An analysis was made of each of the Conservation area eligibility factors contained in the Act to determine its presence in the Study Area. This exterior survey examined not only the condition and use of buildings but also included conditions of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted of existing site coverage and parking, land uses, zoning and their relationship to the surrounding area.

A block-by-block analysis of the seventy-five (75) blocks was conducted to identify the eligibility factors (see (Sub)Exhibit 3, Distribution of Criteria Matrix). Each of the factors is present to a varying degree. The following four (4) levels are identified:

- Not present -- indicates that either the condition does not exist or that no evidence could be found or documented during the survey or analysis.
- Present to a limited extent -- indicates that the condition does exist, but its distribution was only found in a small percentage of parcels and/or blocks.
- Present to a minor extent -- indicates that the condition does exist, and the condition is substantial in distribution or impact.



### Building Component And Improvement Classifications.

The following describes the four (4) categories used in classifying building components and improvements and the criteria used in evaluating structural deficiencies:

1. Sound.

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

2. Requiring Minor Repair -- Depreciation Of Physical Maintenance.

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

3. Requiring Major Repair -- Deterioration.

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

4. Critical -- Dilapidated.

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

## Conclusion.

Dilapidation is present to a minor extent in the Study Area. Dilapidation is present in twenty-one (21) of the three hundred fifty-one (351) (five and ninety-eight hundredths percent (5.98%)) buildings and in fifteen (15) of the seventy-five (75) blocks. Dilapidation is present to a minor extent in fifteen (15) of the seventy-five (75) blocks.

## 2. Obsolescence.

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

### -- Functional Obsolescence.

Structures historically have been built for specific uses or purposes. The design, location, height, and space arrangements are intended for a specific occupancy at a given time. Buildings and improvements become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from poor design or layout, or the improper orientation of the building on its site, which detracts from the overall usefulness or desirability of a property.

### -- Economic Obsolescence.

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

expansion opportunities for commercial users and retailers.

#### Obsolete Site Improvements.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, et cetera, may also be obsolete in relation to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated designs, et cetera. Of the five hundred forty-five (545) parcels in the Study Area, three hundred seventy-seven (377) (sixty-nine and four-tenths percent (69.4%)) have deteriorated curbs or sidewalks.

#### Conclusion.

Obsolescence is present to a major extent in the Study Area. Obsolescence is present in five hundred five (505) of the five hundred forty-five (545) (ninety-two and seven-tenths percent (92.7%)) parcels and in seventy-two (72) of the seventy-five (75) blocks. It is present to a major extent in thirty-six (36) blocks and to a minor extent in three (3) of the seventy-five (75) blocks. The results of the obsolescence analysis are presented in Map 4.

#### 3. Deterioration.

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring major treatment or repair.

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

#### 4. Illegal Use Of Individual Structures.

Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law.

#### Conclusion.

A review of the Chicago Zoning Ordinance indicates that there are no illegal uses of the structures or improvements in the Study Area.

#### 5. Presence Of Structures Below Minimum Code Standards.

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

From January, 1994 through March, 1999, one hundred fifty-nine (159) of the three hundred fifty-one (351) (forty-five and three-tenths percent (45.3%)) buildings have been cited for building code violations by the City Department of Buildings (see (Sub)Exhibit 2, Building Code Violations).

#### Conclusion.

Structures below minimum code standards are present to a minor extent. Structures below minimum code standards have been identified in one hundred fifty-nine (159) of the three hundred fifty-one (351) (forty-five and three-tenths percent (45.3%)) buildings in the Study Area over the last five (5) years.

#### 6. Abandonment.

Abandoned buildings and improvements are usually dilapidated and show visible signs of long-term vacancy and non-use.

#### Conclusion.

Overcrowding of structures and community facilities is present to a minor extent in the Study Area. Overcrowding of structures and community facilities can be found in fifty (50) of the seventy-five (75) blocks.

#### 9. Lack of Ventilation, Light Or Sanitary Facilities.

Lack of ventilation, light or sanitary facilities refers to substandard conditions which adversely affect the health and welfare of building occupants, e.g., residents, employees, or visitors. Typical requirements for ventilation, light and sanitary facilities include:

- adequate mechanical ventilation for air circulation in spaces or rooms without windows, e.g., bathrooms and dust, odor or smoke-producing activity areas;
- adequate natural light and ventilation by means of skylights or windows or interior rooms/spaces, and proper window sizes and adequate room-area to window-area ratios;
- adequate sanitary facilities, e.g., garbage storage/enclosure, bathroom facilities, hot water and kitchens.

#### Conclusion.

Lack of ventilation, light or sanitary facilities was found present to a minor extent. In the Study Area, lack of ventilation, light or sanitary facilities in twenty-one (21) of the three hundred fifty-one (351) (six percent (6%)) buildings and in thirty-five (35) of the five hundred forty-five (545) (six and four-tenths percent (6.4%)) parcels and in seventeen (17) of the seventy-five (75) blocks. It is present to a major extent in two (2) blocks and to a minor extent in fifteen (15) of the seventy-five (75) blocks.

#### 10. Inadequate Utilities.

Inadequate utilities refer to deficiencies in the capacity or condition of the infrastructure which services a property or area, including, but not limited to, storm drainage, water supply, electrical sewer, streets, sanitary sewers, gas and electricity.

## 12. 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. It also includes residential uses which front on or are located near heavily traveled streets, thus causing susceptibility to noise, fumes and glare. Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of poor layout of buildings on parcels and in relation to other buildings.

In the Study Area, deleterious land-use or layout is identified in four hundred sixty-five (465) of the five hundred forty-five (545) (eighty-five and three-tenths percent (85.3%)) parcels, including the eighty-two and one-tenths percent (82.1%) parcels exhibiting excessive land coverage with insufficient room for parking and/or loading. Although the Study Area is predominately commercial, there are some residential uses with commercial uses which is a heavily traveled street.

### Conclusion.

Deleterious land-use and layout is present to a major extent in the Study Area. Deleterious land-use and layout is present in four hundred sixty-five (465) of the five hundred forty-five (545) (eighty-five and three-tenths percent (85.3%)) parcels in sixty-five (65) of the seventy-five (75) blocks. Deleterious land-use and layout is present to a major extent in sixty (60) blocks and to a minor extent in five (5) blocks. The results of the deleterious land-use and layout analysis are presented in Map 7.

## 13. Depreciation Of Physical Maintenance.

Depreciation of physical maintenance refers to the effects of deferred maintenance and the lack of maintenance of buildings, parking areas and public improvements, including alleys, walks, streets and utility structures.

The entire Study Area is affected by lack of physical maintenance. Of the five hundred forty-five (545) parcels in the Study Area, four hundred seventy-six (476) (eighty-seven and three-tenths percent (87.3%)) parcels, containing buildings, parking/storage areas and vacant land, evidence the presence of this factor.

Therefore, lack of community planning was not found to be present in the Study Area.

#### Conclusion.

Based on the research and review undertaken, lack of community planning is not present in the Study Area.

#### E. Conservation Area Eligibility Factors Summary.

In addition to age, ten (10) conservation area eligibility criteria are present in varying degrees throughout the Study Area, five (5) factors are present to a major extent and five (5) are present to a minor extent. In addition to age, the conservation area eligibility factors that have been identified in the Study Area are as follows:

##### Major Extent.

1. Obsolescence.
2. Deterioration.
3. Excessive land coverage.
4. Deleterious land-use or layout.
5. Depreciation of physical maintenance.

##### Minor Extent.

1. Dilapidation.
2. Structure below minimum code.
3. Excessive vacancies.
4. Overcrowding of structures and community facilities.
5. Lack of ventilation, light and sanitary facilities.

- The lack of growth and investment by the private sector is demonstrated by the trend in the E.A.V. of all the property in the Study Area. The E.A.V. for the City of Chicago increased from Twenty-eight Billion Six Hundred Sixty-one Million Nine Hundred Fifty-four Thousand One Hundred Nineteen Dollars (\$28,661,954,119) in 1993 to Thirty-three Billion Nine Hundred Forty Million One Hundred Forty-five Thousand Seven Hundred Seventy-six Dollars (\$33,940,145,776) in 1998, a total of eighteen and forty-two hundredths percent (18.42%), or an average of three and sixty-eight hundredths percent (3.68%) per year. For the same time period, the Study Area has experienced an overall E.A.V. increase of sixteen and sixty-two hundredths percent (16.62%) from Sixty-one Million Six Hundred Fifty Thousand Five Hundred Twelve Dollars (\$61,650,512) in 1993 to Seventy-one Million Eight Hundred Ninety-six Thousand Thirty-four Dollars (\$71,896,034) in 1998, an average increase of only three and thirty-two hundredths percent (3.32%) per year.

The conclusions presented in this report are those of the consulting team. The local governing body should review this report and, if satisfied with the summary of findings contained herein, adopt a resolution that the Study Area qualifies as a conservation area and make this report a part of the public record. The analysis above was based upon data assembled by Louik/Schneider & Associates, Inc., The Lambert Group and Macondo Corp. The surveys, research, and analysis conducted include:

1. exterior surveys of the conditions and use of the Study Area;
2. field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls and general property maintenance;
3. comparison of current land uses to current zoning ordinance and the current zoning maps;
4. historical analysis of site uses and users;
5. analysis of original and current platting and building size layout;
6. review of previously prepared plans, studies and data;



*(Sub)Exhibit 2.*

(To Eligibility Study To Revision Number 2 To Devon And Western  
Tax Increment Financing Redevelopment Plan And Project)

*Building Code Violations.*

(Page 1 of 2)

1.	2400 W. Ardmore Avenue	49.	2321 W. Devon Avenue
2.	2405 W. Ardmore Avenue	50.	2322 W. Devon Avenue
3.	2408 W. Ardmore Avenue	51.	2331 W. Devon Avenue
4.	2405 W. Balmoral Avenue	52.	2334 W. Devon Avenue
5.	2409 W. Balmoral Avenue	53.	2341 W. Devon Avenue
6.	2411 W. Balmoral Avenue	54.	2348 W. Devon Avenue
7.	5328 N. Bowmanville Avenue	55.	2400 W. Devon Avenue
8.	5332 N. Bowmanville Avenue	56.	2414 W. Devon Avenue
9.	2400 W. Bryn Mawr Avenue	57.	2415 W. Devon Avenue
10.	2401 W. Catalpa Avenue	58.	2434 W. Devon Avenue
11.	6406 N. Clark Street	59.	2439 W. Devon Avenue
12.	6412 N. Clark Street	60.	2447 W. Devon Avenue
13.	6401 N. Damen Avenue	61.	2449 W. Devon Avenue
14.	1626 W. Devon Avenue	62.	2500 W. Devon Avenue
15.	1705 W. Devon Avenue	63.	2501 W. Devon Avenue
16.	1730 W. Devon Avenue	64.	2508 W. Devon Avenue
17.	1742 W. Devon Avenue	65.	2509 W. Devon Avenue
18.	1754 W. Devon Avenue	66.	2511 W. Devon Avenue
19.	1950 W. Devon Avenue	67.	2514 W. Devon Avenue
20.	1972 W. Devon Avenue	68.	2516 W. Devon Avenue
21.	2001 W. Devon Avenue	69.	2519 W. Devon Avenue
22.	2002 W. Devon Avenue	70.	2534 W. Devon Avenue
23.	2032 W. Devon Avenue	71.	2546 W. Devon Avenue
24.	2043 W. Devon Avenue	72.	2551 W. Devon Avenue
25.	2046 W. Devon Avenue	73.	2601 W. Devon Avenue
26.	2050 W. Devon Avenue	74.	2617 W. Devon Avenue
27.	2114 W. Devon Avenue	75.	2624 W. Devon Avenue
28.	2120 W. Devon Avenue	76.	2632 W. Devon Avenue
29.	2136 W. Devon Avenue	77.	2635 W. Devon Avenue
30.	2151 W. Devon Avenue	78.	2643 W. Devon Avenue
31.	2202 W. Devon Avenue	79.	2644 W. Devon Avenue
32.	2222 W. Devon Avenue	80.	2701 W. Devon Avenue
33.	2225 W. Devon Avenue	81.	2705 W. Devon Avenue
34.	2238 W. Devon Avenue	82.	2710 W. Devon Avenue
35.	2241 W. Devon Avenue	83.	2721 W. Devon Avenue
36.	2245 W. Devon Avenue	84.	2725 W. Devon Avenue
37.	2247 W. Devon Avenue	85.	2732 W. Devon Avenue
38.	2251 W. Devon Avenue	86.	2742 W. Devon Avenue
39.	2252 W. Devon Avenue	87.	2750 W. Devon Avenue
40.	2253 W. Devon Avenue	88.	2753 W. Devon Avenue
41.	2254 W. Devon Avenue	89.	2755 W. Devon Avenue
42.	2301 W. Devon Avenue	90.	2759 W. Devon Avenue
43.	2307 W. Devon Avenue	91.	2800 W. Devon Avenue
44.	2309 W. Devon Avenue	92.	2801 W. Devon Avenue
45.	2312 W. Devon Avenue	93.	2806 W. Devon Avenue
46.	2315 W. Devon Avenue	94.	2826 W. Devon Avenue
47.	2316 W. Devon Avenue	95.	2838 W. Devon Avenue
48.	2319 W. Devon Avenue	96.	2845 W. Devon Avenue

*(Sub)Exhibit 3.*

(To Eligibility Study To Revision Number 2 To Devon And Western  
Tax Increment Financing Redevelopment Plan And Project)

*Distribution Of Criteria Matrix.*

(Page 1 of 3)

	Block	Age	1	2	3	4	5	6	7	8	9	10	11	12	13	14
1.	10 36 320			X	P		P		P	P			X	X	X	
2.	10 36 321	X		X	X		X			P			X	X	X	
3.	10 36 322	P		X	X		X		X	P			P	X	X	
4.	10 36 323	P	P	X	X		X			P			X	X	X	
5.	10 36 324	X		X	X		X			P	P		X	X	X	
6.	10 36 325	X		X	X		X			P			X	X	X	
7.	10 36 326	X	P	X	X		P		P	P			X	X	X	
8.	10 36 327	X	P	X	X		X		P	P	X		X	X	X	
9.	10 36 424	X	P	X	X		P			P	P		X	X	X	
10.	10 36 425	X		X	P		X			P	P		X	X	X	
11.	10 36 426	X		X	X		X			P			X	X	X	
12.	10 36 427	X	P	X	X		P			P			X	X	X	
13.	10 36 428	X		X	X		X			P	P		X	X	X	
14.	10 36 429	X	P	X	X		P			P	P		X	X	X	
15.	10 36 430	X		X	X		X		X	P			X	X	X	
16.	10 36 431	X		X	X		P			P	P		X	X	X	
17.	11 31 312	X		X	X		X			P			X	X	X	
18.	11 31 313	X	P	X	X		X			P			X	X	X	
19.	11 31 314	X	P	X	X		X			P			X	X	X	
20.	11 31 315	X		X	X		X			P			X	X	X	
21.	11 31 316	P		P	P		P			P			P	P	X	
22.	11 31 317	X		X	X		X			P			X	X	X	
23.	11 31 318	X	P	X	X		P		P	P			X	X	X	
24.	11 31 319			X	X		X			P			X		X	
25.	11 31 401	X	P	X	X		X		P	P			X	X	X	
26.	11 31 402	X		X	X		X			P			X	X	X	
27.	11 31 418	P		X	X		P			P			P	P	X	
28.	11 31 419	X		X	X		X			P			X	X	X	
29.	11 31 420	P	P	X	X		P			P			X	X	X	
30.	13 01 100	X		X	X		X			P			X	X	X	

**Key**

X Present to a Major Extent  
P Present  
Not Present

**Criteria****AGE**

1 DILAPIDATION  
2 OBSOLESCENCE  
3 DETERIORATION  
4 ILLEGAL USE OF INDIVIDUAL STRUCTURES  
5 PRESENCE OF STRUCTURES BELOW  
MINIMUM CODE  
6 ABANDONMENT  
7 EXCESSIVE VACANCIES

**8 OVERCROWDING**

9 LACK OF VENTILATION, LIGHT OR SANITARY  
FACILITIES  
10 INADEQUATE UTILITIES  
11 EXCESSIVE LAND COVERAGE  
12 DELETERIOUS LAND USE OR LAYOUT  
13 DEPRECIATION OF PHYSICAL MAINTENANCE  
14 LACK OF COMMUNITY PLANNING

*(Sub)Exhibit 3.*

(To Eligibility Study To Revision Number 2 To Devon And Western  
Tax Increment Financing Redevelopment Plan And Project)

*Distribution Of Criteria Matrix.**(Page 3 of 3)*

	Block	Age	1	2	3	4	5	6	7	8	9	10	11	12	13	14
61.	14 06 103	X		X	X					P			X	X	X	
62.	14 06 105	P		X	P		X				X		X	X	X	
63.	14 06 110	P		P	X		X						P	P	X	
64.	14 06 112			X	X		P							X	X	
65.	14 06 114	P		X	P		X				P		X	X	X	
66.	14 06 201				X				X	P						X
67.	14 06 202	X		X	X					P			X	X	X	
68.	14 06 203			P	X					P			P	P	X	
69.	14 06 204	X		X	X					P			X	X	X	
70.	14 06 300	X		X	X		P		X		P					X
71.	14 06 500															
72.	14 07 100															X
73.	14 07 104	X	P	X	X		P						X	X	X	
74.	14 07 112			X	P		P						X	X	X	
75.	14 07 114	X		X	X								P	X	X	

**Key**

X Present to a Major Extent  
P Present  
Not Present

**Criteria****AGE**

1 DILAPIDATION  
2 OBSOLESCENCE  
3 DETERIORATION  
4 ILLEGAL USE OF INDIVIDUAL STRUCTURES  
5 PRESENCE OF STRUCTURES BELOW  
MINIMUM CODE  
6 ABANDONMENT  
7 EXCESSIVE VACANCIES

**8 OVERCROWDING**

9 LACK OF VENTILATION, LIGHT OR SANITARY  
FACILITIES  
10 INADEQUATE UTILITIES  
11 EXCESSIVE LAND COVERAGE  
12 DELETERIOUS LAND USE OR LAYOUT  
13 DEPRECIATION OF PHYSICAL MAINTENANCE  
14 LACK OF COMMUNITY PLANNING

*(Sub)Exhibit 4.*

(To Eligibility Study To Revision Number 2 To Devon And Western  
Tax Increment Financing Redevelopment Plan And Project)

*Matrix Of Conservation Factors.**(Page 2 of 10)*

A. Block Number	10 36 424	10 36 425	10 36 426	10 36 427	10 36 428	10 36 429	10 36 430	10 36 431
B. Number of Buildings	6	1	5	5	4	5	3	9
C. Number of Parcels	7	7	8	7	5	6	6	13
1. Number of buildings 35 years or older	3	1	5	4	4	5	3	8
2. A. Number of buildings showing decline of physical maintenance	5	1	4	2	3	3	3	5
2. B. Number of parcels exhibiting decline of physical maintenance	6	7	6	4	4	4	5	9
3. A. Number of deteriorated buildings	4	0	3	3	3	5	3	8
3. B. Number of parcels that are deteriorated	5	1	4	5	3	6	4	11
4. Number of dilapidated buildings	1	0	0	1	0	2	0	0
5. A. Number of obsolete buildings	6	1	5	5	4	4	3	8
5. B. Number of parcels that are obsolete	7	7	8	7	5	5	5	11
6. Number of buildings below minimum code	2	3	3	2	2	4	1	6
7. Number of buildings lacking ventilation, light, or sanitation facilities	1	0	1	0	2	0	2	1
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	0	1	0
10. Total number of eligibility factors represented in the block	10	8	9	9	9	9	10	9

*(Sub)Exhibit 4.*

(To Eligibility Study To Revision Number 2 To Devon And Western  
Tax Increment Financing Redevelopment Plan And Project)

*Matrix Of Conservation Factors.*

(Page 4 of 10)

A. Block Number	11 31 401	11 31 402	11 31 418	11 31 419	11 31 420	13 01 100	13 01 101	13 01 102
B. Number of Buildings	7	3	3	5	5	3	4	3
C. Number of Parcels	7	3	7	5	5	6	10	10
1. Number of buildings 35 years or older	6	2	1	5	3	3	4	3
2. A. Number of buildings showing decline of physical maintenance	6	3	3	5	5	3	3	2
2. B. Number of parcels exhibiting decline of physical maintenance	6	3	7	5	5	6	9	9
3. A. Number of deteriorated buildings	4	3	3	5	4	3	4	3
3. B. Number of parcels that are deteriorated	4	3	6	5	4	5	10	10
4. Number of dilapidated buildings	1	0	0	0	0	0	0	0
5. A. Number of obsolete buildings	7	2	3	5	5	3	4	3
5. B. Number of parcels that are obsolete	7	2	7	5	5	6	10	10
6. Number of buildings below minimum code	4	0	2	1	3	2	4	0
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	1	0	0	0	0	0	0	0
10. Total number of eligibility factors represented in the block	10	8	8	8	9	9	8	8

*(Sub)Exhibit 4.*

(To Eligibility Study To Revision Number 2 To Devon And Western  
Tax Increment Financing Redevelopment Plan And Project)

*Matrix Of Conservation Factors.*  
(Page 6 of 10)

A. Block Number	13 01 203	13 01 204	13 01 205	13 01 206	13 01 207	13 01 215	13 01 223	13 01 230
B. Number of Buildings	7	6	2	5	6	4	1	6
C. Number of Parcels	7	8	4	7	6	12	13	12
1. Number of buildings 35 years or older	7	6	1	4	5	1	0	6
2. A. Number of buildings showing decline of physical maintenance	7	6	2	4	5	4	1	6
2. B. Number of parcels exhibiting decline of physical maintenance	7	8	4	6	5	12	13	12
3. A. Number of deteriorated buildings	3	5	2	3	5	3	1	6
3. B. Number of parcels that are deteriorated	3	6	4	5	5	9	13	12
4. Number of dilapidated buildings	0	0	0	0	0	0	0	0
5. A. Number of obsolete buildings	7	6	1	4	5	4	1	6
5. B. Number of parcels that are obsolete	7	8	3	6	5	12	13	12
6. Number of buildings below minimum code	2	2	4	3	5	0	0	1
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	1
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	0	0	0
10. Total number of eligibility factors represented in block	8	8	8	8	7	7	6	7

(Sub)Exhibit 4.  
(To Eligibility Study To Revision Number 2 To Devon And Western  
Tax Increment Financing Redevelopment Plan And Project)

*Matrix Of Conservation Factors.*  
(Page 8 of 10)

A. Block Number	13 12 234	14 06 100	14 06 101	14 06 102	14 06 103	14 06 105	14 06 110	14 06 112
B. Number of Buildings	2	10	7	8	3	3	4	3
C. Number of Parcels	2	11	7	8	3	14	8	6
1. Number of buildings 35 years or older	2	5	7	8	2	1	1	0
2. A. Number of buildings showing decline of physical maintenance	2	9	6	7	3	3	1	3
2. B. Number of parcels exhibiting decline of physical maintenance	2	10	6	7	3	14	8	6
3. A. Number of deteriorated buildings	2	9	6	8	3	2	1	2
3. B. Number of parcels that are deteriorated	2	10	6	8	3	6	4	4
4. Number of dilapidated buildings	0	0	0	0	0	0	0	0
5. A. Number of obsolete buildings	2	9	7	8	3	3	0	3
5. B. Number of parcels that are obsolete	2	10	7	8	3	14	2	6
6. Number of buildings below minimum code	1	3	6	5	0	4	2	1
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	1	0	0	0	1	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	1	0	0	0	0	0	0
10. Total number of eligibility factors represented in block	7	10	8	8	7	8	7	5

*(Sub)Exhibit 4.*

(To Eligibility Study To Revision Number 2 To Devon And Western  
Tax Increment Financing Redevelopment Plan And Project)

*Matrix Of Conservation Factors.*  
(Page 10 of 10)

<b>A. Block Number</b>	<b>14 07 104</b>	<b>14 07 112</b>	<b>14 07 114</b>
<b>B. Number of Buildings</b>	20	3	4
<b>C. Number of Parcels</b>	15	5	8
1. Number of buildings 35 years or older	12	0	3
2. A. Number of buildings showing decline of physical maintenance	13	2	4
2. B. Number of parcels exhibiting decline of physical maintenance	8	2	8
3. A. Number of deteriorated buildings	11	1	4
3. B. Number of parcels that are deteriorated	6	1	8
4. Number of dilapidated buildings	4	0	0
5. A. Number of obsolete buildings	19	0	3
5. B. Number of parcels that are obsolete	15	0	4
6. Number of buildings below minimum code	2	1	0
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0
8. Number of buildings with illegal uses	0	0	0
9. Number of buildings with excessive vacancies	0	0	0
10. Total number of eligibility factors represented in block	8	6	6



Table 2.  
(To Revision Number 2 To Devon And Western Tax Increment  
Financing Redevelopment Plan And Project)

1998 Equalized Assessed Valuation.  
(Page 2 of 6)

87	10-36-430-026	\$202,317
88	10-36-430-027	\$193,146
89	10-36-430-028	\$222,101
90	10-36-430-029	\$173,361
91	10-36-431-012	\$59,149
92	10-36-431-013	\$175,903
93	10-36-431-014	\$144,556
94	10-36-431-015	\$28,873
95	10-36-431-016	\$128,878
96	10-36-431-017	\$42,720
97	10-36-431-018	\$112,642
98	10-36-431-019	\$84,724
99	10-36-431-020	\$90,579
100	10-36-431-021	\$103,641
101	10-36-431-022	\$171,286
102	10-36-431-023	\$744,996
103	10-36-431-024	\$384,077
104	11-31-312-013	\$68,052
105	11-31-312-014	\$43,308
106	11-31-312-015	\$43,293
107	11-31-312-016	\$42,818
108	11-31-312-035	\$107,970
109	11-31-312-036	\$65,314
110	11-31-312-037	\$66,733
111	11-31-312-038	\$93,284
112	11-31-312-039	\$134,005
113	11-31-312-040	\$146,576
114	11-31-312-041	\$316,432
115	11-31-312-043	\$1,523,020
116	11-31-313-029	\$228,890
117	11-31-313-030	\$61,096
118	11-31-313-031	\$61,096
119	11-31-313-032	\$126,155
120	11-31-313-033	\$81,171
121	11-31-313-034	\$58,321
122	11-31-313-035	\$46,295
123	11-31-313-036	\$355,154
124	11-31-314-028	\$188,925
125	11-31-314-029	\$52,198
126	11-31-314-030	\$70,576
127	11-31-314-031	\$72,153
128	11-31-314-032	\$70,576
129	11-31-314-033	\$62,663
130	11-31-314-034	\$62,663
131	11-31-314-035	\$159,564
132	11-31-315-026	\$195,897
133	11-31-315-040	\$554,118
134	11-31-316-029	\$234,400

135	11-31-316-030	\$20,059
136	11-31-316-031	\$20,105
137	11-31-316-032	\$20,105
138	11-31-316-033	\$20,105
139	11-31-316-034	\$20,105
140	11-31-316-035	\$20,696
141	11-31-316-045	\$66,014
142	11-31-317-025	\$129,044
143	11-31-317-026	\$36,320
144	11-31-317-028	\$55,075
145	11-31-317-029	\$78,681
146	11-31-317-030	\$84,351
147	11-31-317-033	\$114,695
148	11-31-317-034	\$117,305
149	11-31-318-027	\$105,910
150	11-31-318-028	\$106,460
151	11-31-318-031	\$106,961
152	11-31-318-032	\$59,053
153	11-31-318-033	Exempt
154	11-31-318-034	Exempt
155	11-31-318-035	\$91,242
156	11-31-318-036	\$133,255
157	11-31-318-037	\$205,020
158	11-31-319-033	\$238,895
159	11-31-319-038	Exempt
160	11-31-401-026	\$99,818
161	11-31-401-027	\$43,589
162	11-31-401-028	\$34,198
163	11-31-401-029	\$33,457
164	11-31-401-084	Exempt
165	11-31-401-085	\$649,608
166	11-31-401-086	\$627,242
167	11-31-402-053	\$130,857
168	11-31-402-077	\$261,721
169	11-31-402-087	\$50,938
170	11-31-418-010	\$96,973
171	11-31-418-011	\$96,973
172	11-31-418-012	\$109,996
173	11-31-418-013	\$109,996
174	11-31-418-014	\$109,996
175	11-31-418-015	Exempt
176	11-31-418-016	\$208,937
177	11-31-419-018	\$37,660
178	11-31-419-019	\$43,722
179	11-31-419-020	\$37,017
180	11-31-419-027	\$63,936
181	11-31-419-028	\$63,930
182	11-31-420-007	\$59,821

Table 2.  
(To Revision Number 2 To Devon And Western Tax Increment  
Financing Redevelopment Plan And Project)

1998 Equalized Assessed Valuation.  
(Page 4 of 6)

279	13-01-204-008	\$289,310
280	13-01-205-001	\$536,997
281	13-01-205-002	\$478,087
282	13-01-205-003	\$438,330
283	13-01-205-041	\$427,773
284	13-01-205-042	\$30,702
285	13-01-206-001	\$195,677
286	13-01-206-004	\$90,320
287	13-01-206-005	\$86,392
288	13-01-206-006	\$86,392
289	13-01-206-007	\$86,564
290	13-01-206-008	\$185,658
291	13-01-206-032	\$265,076
292	13-01-207-001	\$365,526
293	13-01-207-010	\$380,497
294	13-01-207-011	\$230,365
295	13-01-207-012	Exempt
296	13-01-207-013	\$240,576
297	13-01-207-014	\$332,326
298	13-01-215-019	\$120,415
299	13-01-215-020	\$24,066
300	13-01-215-021	\$24,066
301	13-01-215-022	\$488,428
302	13-01-215-023	\$558,011
303	13-01-215-024	\$157,792
304	13-01-215-026	\$148,477
305	13-01-215-027	\$351,914
306	13-01-215-028	\$125,641
307	13-01-215-029	\$95,530
308	13-01-215-033	\$200,756
309	13-01-215-034	\$122,358
310	13-01-223-018	\$124,664
311	13-01-223-019	\$63,540
312	13-01-223-020	\$63,540
313	13-01-223-021	\$47,903
314	13-01-223-022	\$47,903
315	13-01-223-023	\$47,903
316	13-01-223-024	\$47,903
317	13-01-223-025	\$130,973
318	13-01-223-026	\$91,959
319	13-01-223-027	\$244,905
320	13-01-223-028	\$180,698
321	13-01-223-032	\$86,993
322	13-01-223-034	\$85,799
323	13-01-230-040	\$149,031
324	13-01-230-048	\$23,558
325	13-01-230-049	\$23,558
326	13-01-230-050	\$23,558

327	13-01-230-051	\$27,264
328	13-01-230-052	\$78,383
329	13-01-230-053	\$70,919
330	13-01-230-054	\$40,928
331	13-01-230-055	\$40,925
332	13-01-230-056	\$60,976
333	13-01-230-058	\$537,544
334	13-01-230-063	\$450,590
335	13-01-407-035	\$916,404
336	13-01-415-021	\$16,467
337	13-01-415-022	\$16,467
338	13-01-415-023	\$163,183
339	13-01-415-024	\$84,659
340	13-01-415-027	\$597,362
341	13-01-415-032	\$149,068
342	13-01-415-033	\$70,659
343	13-01-415-034	\$164,072
344	13-01-415-035	\$204,507
345	13-01-415-036	\$119,844
346	13-01-415-037	\$154,585
347	13-01-415-038	\$152,477
348	13-01-415-041	\$69,556
349	13-01-423-020	\$130,269
350	13-01-423-021	\$80,890
351	13-01-423-024	\$88,626
352	13-01-423-025	\$113,337
353	13-01-423-026	\$84,733
354	13-01-423-027	\$18,740
355	13-01-423-028	\$17,655
356	13-01-423-029	\$54,596
357	13-01-423-030	\$101,871
358	13-01-423-031	\$69,406
359	13-01-423-032	\$114,981
360	13-01-423-033	\$64,109
361	13-01-423-034	\$39,022
362	13-01-423-035	\$124,411
363	13-01-423-036	\$23,534
364	13-01-423-037	\$79,728
365	13-01-432-015	\$125,898
366	13-01-432-016	\$95,262
367	13-01-432-017	\$181,267
368	13-01-432-018	\$6,766
369	13-01-432-019	\$103,266
370	13-01-432-020	\$75,941
371	13-01-432-025	\$112,062
372	13-01-432-026	\$60,649
373	13-01-432-027	\$9,304
374	13-01-432-028	\$101,873

Table 2.  
(To Revision Number 2 To Devon And Western Tax Increment  
Financing Redevelopment Plan And Project)

1998 Equalized Assessed Valuation.  
(Page 6 of 6)

467	14-06-110-004	\$42,933
468	14-06-110-005	\$40,091
469	14-06-110-052	\$39,966
470	14-06-110-084	\$496,797
471	14-06-110-085	\$88,648
472	14-06-112-002	\$101,165
473	14-06-112-003	\$50,646
474	14-06-112-018	\$125,758
475	14-06-112-019	\$130,123
476	14-06-112-020	\$139,507
477	14-06-112-021	\$211,176
478	14-06-114-001	\$56,383
479	14-06-114-002	\$72,835
480	14-06-114-003	\$72,835
481	14-06-114-004	\$24,258
482	14-06-114-005	\$29,629
483	14-06-114-006	\$24,258
484	14-06-114-007	\$24,258
485	14-06-114-008	\$24,258
486	14-06-114-009	\$24,258
487	14-06-114-010	\$24,258
488	14-06-114-011	\$24,258
489	14-06-114-012	\$24,088
490	14-06-114-013	\$24,844
491	14-06-114-014	\$23,602
492	14-06-114-015	\$22,952
493	14-06-114-016	\$24,193
494	14-06-201-003	\$73,090
495	14-06-201-013	\$558,669
496	14-06-201-014	\$1,726
497	14-06-202-001	\$29,854
498	14-06-202-002	\$32,855
499	14-06-202-003	\$33,080
500	14-06-202-004	\$32,036
501	14-06-202-005	\$34,863
502	14-06-202-006	\$35,099
503	14-06-202-007	\$33,876
504	14-06-202-008	\$551,907
505	14-06-203-007	\$208,244
506	14-06-203-017	Exempt
507	14-06-203-018	\$506,066
508	14-06-204-001	Exempt

509	14-06-204-002	\$32,849
510	14-06-204-003	\$37,438
511	14-06-204-004	\$35,147
512	14-06-204-005	\$35,548
513	14-06-204-006	\$34,057
514	14-06-300-002	Exempt
515	14-06-300-003	\$20,777
516	14-06-500-001	Railroad
517	14-07-100-001	Exempt
518	14-07-104-001	Exempt
519	14-07-104-002	Exempt
520	14-07-104-004	Exempt
521	14-07-104-006	\$704,106
522	14-07-104-007	Exempt
523	14-07-104-008	Exempt
524	14-07-104-009	\$63,126
525	14-07-104-010	\$41,745
526	14-07-104-011	\$37,494
527	14-07-104-012	\$28,868
528	14-07-104-013	\$36,053
529	14-07-104-014	\$30,809
530	14-07-104-015	Exempt
531	14-07-104-016	Exempt
532	14-07-104-017	Exempt
533	14-07-112-002	\$72,632
534	14-07-112-037	Exempt
535	14-07-112-038	\$207,788
536	14-07-112-040	\$181,494
537	14-07-112-041	\$39,445
538	14-07-114-001	\$2,276
539	14-07-114-002	\$33,294
540	14-07-114-003	\$28,782
541	14-07-114-004	\$31,611
542	14-07-114-021	\$26,000
543	14-07-114-022	\$70,417
544	14-07-114-023	\$113,643
545	14-07-114-024	\$152,996
Total:		\$71,896,034

**Devon & Western Redevelopment Project Area  
2000 Annual Report**

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**(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)**

During 2000, no financial activity or cumulative deposits over \$100,000 occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

**Devon & Western Redevelopment Project Area  
2000 Annual Report**

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**(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)**

Please see attached.

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )

CERTIFICATION

TO:

Daniel W. Hynes  
Comptroller of the State of Illinois  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, Illinois 60601  
Attention: Carol Reckamp, Director of Local  
Government

Dolores Javier, Treasurer  
City Colleges of Chicago  
226 West Jackson Boulevard, Rm. 1149  
Chicago, Illinois 60606

Gwendolyn Clemons, Director  
Cook County Department of Planning &  
Development  
69 West Washington Street, Room 2900  
Chicago, Illinois 60602  
Attn: Kay Kosmal

Dean L. Viverito, Comptroller  
Forest Preserve District of Cook County  
536 North Harlem Avenue  
River Forest, Illinois 60305

Michael Koldyke, Chairman  
Chicago School Finance Authority  
135 S. LaSalle Street, Suite 3800  
Chicago, Illinois 60603

David Doig, General Superintendent & CEO  
Chicago Park District  
541 N. Fairbanks Court, 7th Floor  
Chicago, Illinois 60611

Paul Vallas, Chief Executive Officer  
Chicago Board of Education  
125 South Clark Street, 5th Floor  
Chicago, Illinois 60603  
Attn: Linda Wrightsell

Mary West, Director of Finance  
Metropolitan Water Reclamation District of  
Greater Chicago  
100 East Erie Street, Room 2429  
Chicago, Illinois 60611

Lawrence Gulotta, Treasurer  
South Cook County Mosquito Abatement  
District  
155th & Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426  
Attn: Dr. K. Lime, Manager

I, RICHARD M. DALEY, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq., (the "Act") with regard to the Devon/Western Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

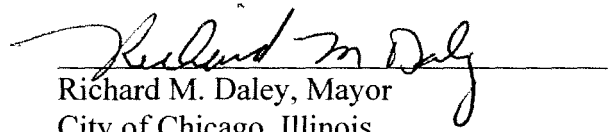
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2000, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2001.

  
Richard M. Daley, Mayor  
City of Chicago, Illinois

**Devon & Western Redevelopment Project Area  
2000 Annual Report**

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**(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.4-5(d)(4)**

Please see attached.





City of Chicago  
Richard M. Daley, Mayor

Department of Law

Mara S. Georges  
Corporation Counsel

City Hall, Room 600  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-6900  
(312) 744-8538 (FAX)  
(312) 744-2963 (TTY)

<http://www.ci.chi.il.us>

June 30, 2001

Daniel W. Hynes  
Comptroller of the State of Illinois  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, Illinois 60601  
Attention: Carol Reckamp, Director of Local  
Government

Dolores Javier, Treasurer  
City Colleges of Chicago  
226 West Jackson Boulevard, Rm. 1149  
Chicago, Illinois 60606

Gwendolyn Clemons, Director  
Cook County Department of Planning &  
Development  
69 West Washington Street, Room 2900  
Chicago, Illinois 60602  
Attn: Kay Kosmal

Dean L. Viverito, Comptroller  
Forest Preserve District of Cook County  
536 North Harlem Avenue  
River Forest, Illinois 60305

Michael Koldyke, Chairman  
Chicago School Finance Authority  
135 S. LaSalle Street, Suite 3800  
Chicago, Illinois 60603

David Doig, General Superintendent &  
CEO  
Chicago Park District  
541 N. Fairbanks Court, 7th Floor  
Chicago, Illinois 60611

Paul Vallas, Chief Executive Officer  
Chicago Board of Education  
125 South Clark Street, 5th Floor  
Chicago, Illinois 60603  
Attn: Linda Wrightsell

Mary West, Director of Finance  
Metropolitan Water Reclamation District  
of Greater Chicago  
100 East Erie Street, Room 2429  
Chicago, Illinois 60611

Lawrence Gulotta, Treasurer  
South Cook County Mosquito Abatement  
District  
155th & Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426  
Attn: Dr. K. Lime, Manager

Re: Devon/Western  
Redevelopment Project Area (the "Redevelopment Project Area")

Dear Addressees:

I am Corporation Counsel of the City of Chicago, Illinois (the "City"). In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.



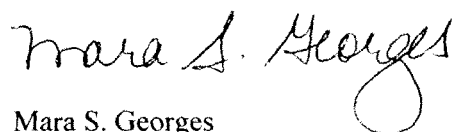
Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Housing, Department of Finance and Office of Budget and Management, have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,



Mara S. Georges  
Corporation Counsel

**SCHEDULE 1**

(Exception Schedule)

No Exceptions

Note the following Exceptions:

**Devon & Western Redevelopment Project Area  
2000 Annual Report**

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**(5) ANALYSIS OF SPECIAL TAX ALLOCATIO FUND - 65 ILCS 5/11-74.4-5(d)(5)**

During 2000, there was no financial activity in the Special Tax Allocation Fund.

**Devon & Western Redevelopment Project Area  
2000 Annual Report**

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**(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)**

TABLE 6  
DESCRIPTION OF PROPERTY PURCHASED BY THE CITY WITHIN THE TIF AREA

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
Bowmanville & Oakley Avenues <sup>1</sup>	n/a	n/a	n/a

<sup>1</sup> This property was acquired from the Public Building Commission ("PBC"). Due to leasing arrangements with the PBC, the final purchase price, if any, may be nominal and may not reflect the actual fair market value of the acquired property. The size and description of each parcel is not available.

## **Devon & Western Redevelopment Project Area 2000 Annual Report**

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### **(7) STATEMENT OF ACTIVITIES - 65 ILCS 5/11-74.4-5(d)(7)**

- (A)** Projects implemented in the preceding fiscal year.
- (B)** A description of the redevelopment activities undertaken.
- (C)** Agreements entered into by the City with regard to disposition or redevelopment of any property within the Project Area.
- (D)** Additional information on the use of all Funds received by the Project Area and steps taken by the City to achieve the objectives of the Redevelopment Plan.
- (E)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.
- (F)** Joint Review Board reports submitted to the City.
- (G)** Project-by-project review of public and private investment undertaken from 11/1/99 to 12/31/00, and of such investments expected to be undertaken in Year 2001; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/00, and an estimated ratio of such investments as of the completion of each project and as estimated to the completion of the redevelopment project.

SEE TABLES AND/OR DISCUSSIONS ON THE FOLLOWING PAGES.

## **Devon & Western Redevelopment Project Area 2000 Annual Report**

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### **(7)(A) - 65 ILCS 5/11-74.4-5(d)(7)(A)**

During 2000, no projects were implemented.

### **(7)(B) - 65 ILCS 5/11-74.4-5(d)(7)(B)**

Redevelopment activities undertaken within this Project Area during the year 2000, if any, have been made pursuant to i) the Redevelopment Plan for that Project Area, and ii) the one or more Redevelopment Agreements, if any, affecting the Project Area, and are set forth on Table 5 herein by TIF-eligible expenditure category.

### **(7)(C) - 65 ILCS 5/11-74.4-5(d)(7)(C)**

During 2000, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

## **Devon & Western Redevelopment Project Area 2000 Annual Report**

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### **(7)(D) - 65 ILCS 5/11-74.4-5(d)(7)(D)**

The Project Area has not yet received increment.

### **(7)(E) - 65 ILCS 5/11-74.4-5(d)(7)(E)**

During 2000, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.



**Devon & Western Redevelopment Project Area  
2000 Annual Report**

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(7)(F) - 65 ILCS 5/11-74.4-5(d)(7)(F)

Joint Review Board reports submitted to the City. Please see attached.

(7)(G) - 65 ILCS 5/11-74.4-5(d)(7)(G)

TABLE 7(G)  
PROJECT BY PROJECT REVIEW OF PUBLIC AND PRIVATE INVESTMENT  
AND RATIO OF PRIVATE TO PUBLIC INVESTMENT \*

Projects Estimated to be Undertaken in 2001	Private Investment Undertaken		Public Investment Undertaken		Ratio Of Private/Public Investment	
	11/1/1999 to End of Reporting FY	Amount Estimated to Complete the Project	11/1/1999 to End of Reporting FY	Amount Estimated to Complete the Project	11/1/1999 to End of Reporting FY	Ratio Estimated as of Project Completion
Project 1: Mutual Bancorp of Illinois	n/a	\$4,042,850	n/a	\$500,000	n/a	8:1

\* Each Public Investment amount reported below is the maximum public investment amount that could be made under the provisions of the corresponding Project/Redevelopment Agreement and may not necessarily reflect actual expenditures, if any, as reported under Sections 2 or 5 herein. (The total public investment ultimately made under the Project/Redevelopment Agreement will depend upon the future occurrence of various conditions set forth in that agreement.)

August 31, 1999

Christopher R. Hill  
Commissioner  
Department of Planning & Development  
City of Chicago  
121 North LaSalle Street, Room 1000  
Chicago, Illinois 60602

**Re: Joint Review Board Review of the 1998 TIF Annual Report and  
Three Proposed Tax Increment Financing Districts  
(Devon/Western, Lincoln Avenue, South Works Industrial)**

Dear Commissioner Hill:

The Joint Review Board met on July 30, 1999 to review planning documents and other information associated with the 1998 TIF Annual Report and the Devon/Western, Lincoln Avenue, South Works Industrial tax increment financing (TIF) districts proposed by the City of Chicago.

Based on the Board's review of the information presented at this meeting as reflected in the public record of this meeting, the members unanimously agree that the proposed TIF districts satisfy the eligibility criteria defined in Section 11.74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act.

Sincerely,

Simon L. Love  
Chicago Park District  
JRB Chairperson

cc: Ken Gotsch, JRB Designated Representative (Chicago Board of Education)  
Dolores Javier, JRB Designated Representative (Chicago Community Colleges, Dist. 108)  
Gwendolyn Clemons, JRB Designated Representative (Cook County)  
John McCormick, JRB Designated Representative (City of Chicago)  
MarySue Barrett, JRB Public Member  
Elvin Charity, Chairman, City of Chicago Community Development Commission

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**(8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE  
MUNICIPALITY - 65 ILCS 5/11-74.4-5(d)(8)(A)**

During 2000, there were no obligations issued for this Project Area.

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**(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.4-5(d)(8)(B)**

During 2000, there were no obligations issued for the Project Area.

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**(10) CERTIFIED AUDIT REPORT - 65 ILCS 5/11-74.4-5(d)(9)**

During 2000, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was prepared.

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### (11) GENERAL DESCRIPTION AND MAP

The Project Area is generally bounded by Arthur Avenue (6500 N) and the alley north of Devon Avenue (6400 N) on the north, Foster Avenue (5200 N) on the south, the alley west of Clark Street (1600 W) and the alley east of Western Avenue (2400 W) on the east, and Kedzie Avenue (3200 W) and the alley west of Western Avenue on the west. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

