

between West Maypole Avenue and West Jackson Boulevard; North and South Cicero Avenue, between West Lake Street and West Jackson Boulevard; north to West Fulton Street along North Lavergne Avenue; south to West Adams Street along South Lamont Avenue; north to West Ferdinand Street along North Lotus Avenue; both sides of West Lake Street and West Corcoran Place, between North Lamont Avenue and North Austin Avenue; and North and South Central Avenue, between West Adams Street and the alley north of West Ohio Street (See accompanying legal description and boundary map for specific boundaries).

[Legal Description and Boundary Map referred to in this Street Location of the Madison/Austin Corridor Redevelopment Project Area constitute the Legal Description and Boundary Map to the ordinance and printed on pages 11646 through 11661 and on page 11663, respectively, of this Journal.]

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AUTHORIZATION FOR APPROVAL OF TAX INCREMENT  
REDEVELOPMENT PROJECT PLAN FOR CLARK STREET  
AND RIDGE AVENUE REDEVELOPMENT  
PROJECT AREA.

The Committee on Finance submitted the following report:

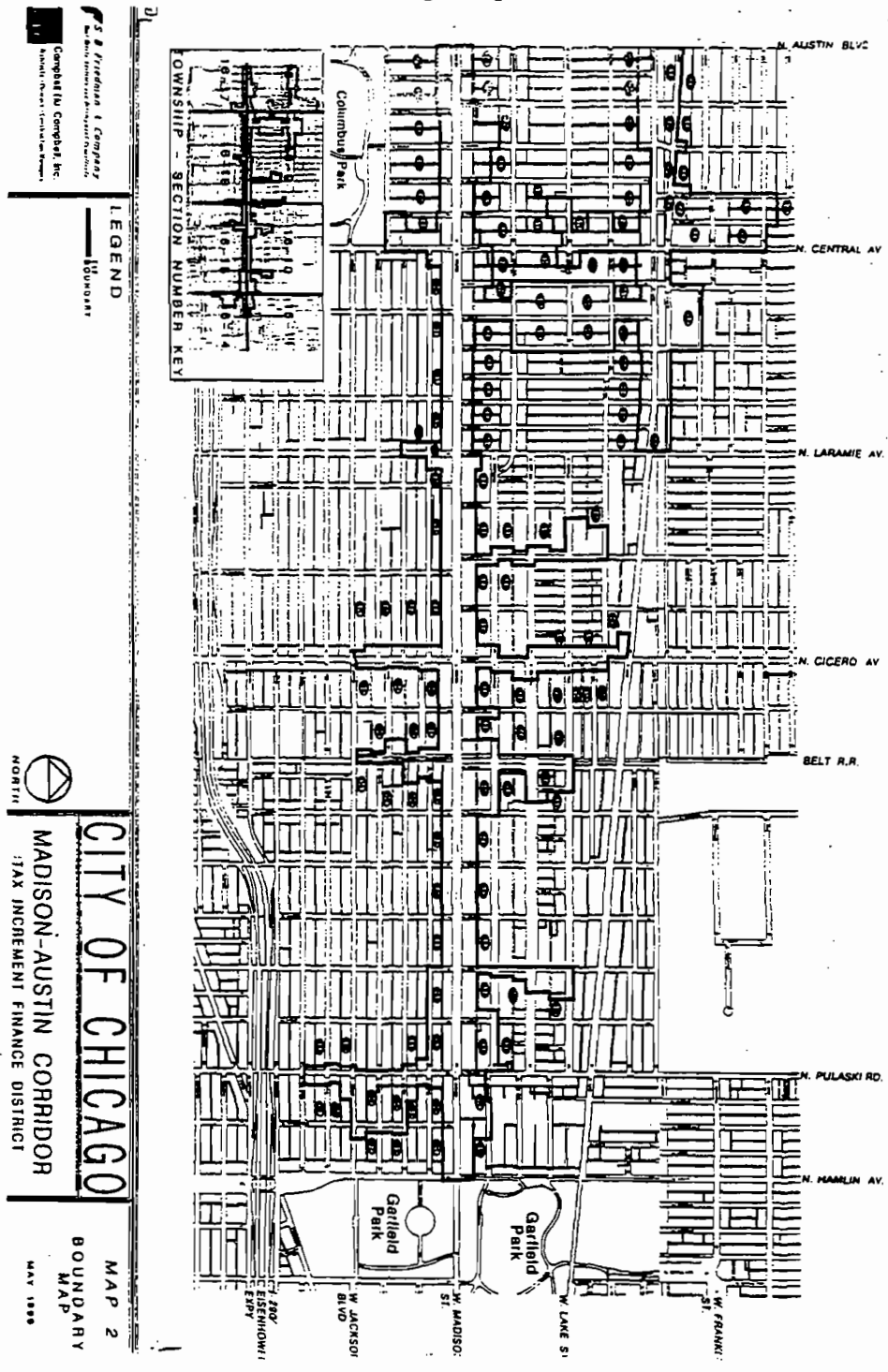
CHICAGO, September 29, 1999.

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

Your Committee on Finance, having had under consideration an ordinance approving a tax increment redevelopment project plan for the Clark Street and Ridge Avenue Redevelopment Project Area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

Exhibit "C".

Boundary Map.



(Continued from page 11662)

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, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Rugai, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, 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.

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (1993), as amended (the "Act"), for a proposed redevelopment project area to be known as the Clark Street and Ridge Avenue Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project attached hereto as Exhibit A (the "Plan"); and

WHEREAS, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Community Development Commission (the "Commission") of the City, by authority of the Mayor and the City Council of the City (the "City Council",

referred to herein collectively with the Mayor as the "Corporate Authorities") called a public hearing (the "Hearing") concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on July 13, 1999; and

WHEREAS, The Plan (including the related eligibility report included therein) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act beginning April 9, 1999, being a date prior to the adoption by the Commission of Resolution 99-CDC-88 on May 11, 1999 fixing the time and place for the Hearing at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, Due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area and to the Department of Commerce and Community Affairs of the State of Illinois by certified mail on May 20, 1999, by publication in the *Chicago Sun-Times* or *Chicago Tribune* on June 15, 1999 and June 22, 1999, and by certified mail to taxpayers within the Area on June 15, 1999; and

WHEREAS, A meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on May 28, 1999 at 10:00 A.M., concerning the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 99-CDC-122 attached hereto as Exhibit B, adopted on July 13, 1999, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, The Corporate Authorities have reviewed the Plan (including the related eligibility report included therein), testimony from the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; now, therefore,

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The Area. The Area is legally described in Exhibit C attached

hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit D attached hereto and incorporated herein. The map of the Area is depicted on Exhibit E attached hereto and incorporated herein.

**SECTION 3. Findings.** The Corporate Authorities hereby make the following findings as required pursuant to Section 5/11-74.4-3(n) of the Act:

a. the Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;

b. the Plan:

(i) conforms to the comprehensive plan for the development of the City as a whole; or

(ii) the Plan either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission; and

c. the Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not more than twenty-three (23) years from the date of the adoption of the ordinance approving the designation of the Area as a redevelopment project area, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than twenty (20) years.

**SECTION 4. Approval Of The Plan.** The City hereby approves the Plan pursuant to Section 5/11-74.4-4 of the Act.

**SECTION 5. Powers Of Eminent Domain.** In compliance with Section 5/11-74.4-4(c) of the Act and with the Plan, the Corporation Counsel is authorized to negotiate for the acquisition by the City of parcels contained within the Area. In the event the Corporation Counsel is unable to acquire any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire such parcels. Nothing herein shall be in derogation of any proper authority.

SECTION 6. 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 7. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 8. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "E" referred to in this ordinance printed on page 11747 of this Journal.]

Exhibits "A", "B", "C" and "D" referred to in this ordinance read as follows:

*Exhibit "A".*  
(To Ordinance)

*Clark Street And Ridge Avenue Redevelopment  
Project Area*

*Tax Increment Financing District*

*Eligibility Study, Redevelopment Plan And Project*

*April, 1999*  
*(Revised July 1999).*

1.

*Executive Summary.*

Background.

In 1997, S. B. Friedman & Company completed a comprehensive planning

study that in part focused on the Clark Street corridor between Rosehill Drive and Devon Avenue. The study identified two (2) redevelopment concepts and recommendations that -- if implemented -- would change the character of the Clark Street corridor. The redevelopment recommendations were broken down as follows:

- Revitalize the Clark/Ridge Commercial Area. The area from Ridge Avenue south to Rosehill Drive has the potential to be revitalized as a commercial district linked to Andersonville. This area may be suitable for retail, principally in orientation at street level, and would need to be supported by appropriate parking and other commercial services. Residential rehabilitation may be possible for the large apartment buildings in the area with first (1<sup>st</sup>) floor commercial uses.
- Redevelop North Clark Street as a Residential Boulevard. Clark Street north of Ridge Avenue has the potential to become a residential boulevard. Retail uses serving the immediate neighborhood could be encouraged as a supplement to the residential area. This redevelopment strategy -- if implemented -- would build on Chicago Department of Transportation (C.D.O.T.) improvements and residential development trends evident in the surrounding neighborhoods, along Ashland Avenue, and along other prominent main thoroughfares throughout the City.

In October 1998, S. B. Friedman & Company was formally engaged by the City of Chicago (the "City") to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the "Redevelopment Plan") for a Redevelopment Project Area in the Edgewater and Rogers Park communities. The area described in this Redevelopment Plan also creates a link between the Clark/Ridge commercial area and the new Kmart within the West Ridge/Peterson Redevelopment Project Area ("R.P.A.") on Peterson Avenue. This link will create an opportunity to develop a new sub-regional commercial district which could draw customers from throughout the north side of the City, and enhance commercial redevelopment activity in the area south of the Clark Street and Ridge Avenue intersection, and extending west toward the West Ridge/Peterson R.P.A.

This report details the eligibility factors found within the Clark Street and Ridge Avenue Redevelopment Project Area (the "Clark Street and Ridge Avenue R.P.A.") Tax Increment Financing District ("T.I.F.") in support of its designation as a "conservation area" within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended (the "Act"). This report also contains the Redevelopment Plan and

### Project for the Clark Street and Ridge Avenue R.P.A.

The Clark Street and Ridge Avenue R.P.A. is located within the Edgewater and Rogers Park community areas and consists of three hundred seventy-eight (378) parcels of property on one hundred thirty-eight (138) acres of land.

### Determination Of Eligibility.

This report concludes that the Clark Street and Ridge Avenue R.P.A. is eligible for T.I.F. designation as a "conservation area" because fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more and because the following eligibility factors have been found to be present to a meaningful extent:

- depreciation of physical maintenance;
- deterioration;
- structures below minimum code;
- obsolescence; and
- deleterious land-use and layout.

Additionally, the excessive vacancies eligibility factor is present to a minor extent and demonstrates that the Clark Street and Ridge Avenue R.P.A. is in a state of gradual decline through disinvestment. Left unchecked, this condition could accelerate the decline of the community and, combined with those factors that have been documented to be present to a meaningful extent, could lead to more widespread and intensive commercial and residential disinvestment.

### Redevelopment Plan Goal, Objectives And Strategies.

The overall goal of the Redevelopment Plan is to provide the direction and mechanisms necessary for the redevelopment of the Clark Street and Ridge Avenue R.P.A. into a mixed residential and commercial corridor. These redevelopment goals are consistent with development trends occurring in areas south of the Clark Street and Ridge Avenue R.P.A. where significant residential redevelopment activity is occurring. In addition, the redevelopment plan builds upon trends elsewhere in the City where once predominately commercial districts are gradually changing to mixed residential and commercial districts,



thereby reducing excessively zoned commercial property in many areas of the City.

This redevelopment goal will complement and enhance property values and conditions in the surrounding residential neighborhoods, and broaden opportunities for neighborhood reinvestment in areas surrounding the Clark Street and Ridge Avenue R.P.A.. This goal is to be achieved through an integrated and comprehensive strategy that utilizes public resources to stimulate additional private investment.

In order to facilitate the redevelopment of the Clark Street and Ridge Avenue R.P.A., several broad objectives that support the broader overall goal of area-wide revitalization of the Clark Street and Ridge Avenue R.P.A. and the surrounding Edgewater and Rogers Park neighborhoods have been identified. These objectives are:

- Reduce or eliminate conditions that qualify the Clark Street and Ridge Avenue R.P.A. as a conservation area.
- Facilitate assembly, preparation, and marketing of improved and vacant sites for residential redevelopment, commercial revitalization, passive and active open space and off-street parking areas.
- Remediate environmental problems to provide additional land for residential development and/or commercial redevelopment, as appropriate.
- Replace or repair infrastructure, where needed, including sidewalks, streets, curbs, gutters and underground water and sanitary systems to facilitate the construction of new residential and commercial improvements, as well as rehabilitate commercial, institutional and public properties within the Clark Street and Ridge Avenue R.P.A.
- Encourage the concentration of commercial activities to link the Clark Street and Ridge Avenue R.P.A. to the Andersonville commercial district and create commercial linkages west along Peterson Avenue to the Kmart site within the West Ridge/Peterson R.P.A.
- Decrease the prevalence of commercial-only zoned and underutilized parcels by providing resources for the redevelopment of Clark Street into a mixed residential and commercial district.
- Increase the value of taxable parcels within the Clark Street and Ridge Avenue R.P.A.

- Provide opportunities for women-owned and minority-owned businesses to share in the job and construction opportunities associated with the redevelopment of the Clark Street and Ridge Avenue R.P.A.

These objectives will be achieved through implementation of five (5) specific and integrated strategies. These are:

**Implement Public Improvements.** A series of public improvements throughout the Clark Street and Ridge Avenue R.P.A. may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment and create a more conducive environment for residential redevelopment. These improvements may include new streetscaping, improved street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, reductions in area curb-cuts and other public improvements consistent with the Redevelopment Plan. These public improvements will complement the recently completed infrastructure and public improvements along Clark Street, which included construction of medians between Rosehill Drive and Devon Avenue, the redesign of Clark Street immediately north of Devon Avenue, and the facility expansions at Semi Park, Schreiber Park and Hayt School.

**Develop Vacant And Underutilized Sites.** The analysis and redevelopment of vacant and underutilized sites within the Clark Street and Ridge Avenue R.P.A. is expected to stimulate both physical and economic private investment and enhance the R.P.A. and its surrounding area. Potential development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites and the Clark Street and Ridge Avenue R.P.A.

**Encourage Private Sector Activities.** Through active marketing of prepared sites and public-private partnerships, the City may provide financial and other assistance, encourage the private sector to undertake redevelopment and rehabilitation projects and other improvements and investments that are consistent with the goals of this Redevelopment Plan.

**Facilitate Property Assembly, Demolition And Site Preparation.** Vacant and improved sites throughout the Clark Street and Ridge Avenue R.P.A. may be acquired and assembled (if necessary) by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, assistance may be provided to private developers seeking to acquire land and assemble sites in order to undertake

projects supportive of this Redevelopment Plan.

Facilitate/Support New Development. In order to facilitate private investment, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that support the goals, objectives and strategies of this Redevelopment Plan.

#### Required Findings.

The required conditions for the adoption of the Redevelopment Plan and Project are found to be present within the Clark Street and Ridge Avenue R.P.A.

First, while some new investment occurred in the Clark Street and Ridge Avenue R.P.A. between 1993 and 1997, this investment has been minimal in scope and is not part of any coordinated redevelopment strategy. The Clark Street and Ridge Avenue R.P.A. lies mostly within Lakeview Township, and a smaller segment on the north end of the Clark Street and Ridge Avenue R.P.A. is located within Rogers Park Township. The Clark Street and Ridge Avenue R.P.A. has lagged in growth of E.A.V. over the 1993 through 1997 period compared with the combined E.A.V. growth of these two (2) townships over the same period of time. The compound annual growth rate for the Clark Street and Ridge Avenue R.P.A. was four and thirty-three hundredths percent (4.33%) between 1993 and 1997. In comparison, the combined compound annual growth rate in E.A.V. for both Lakeview and Rogers Park townships was five and fifty-three hundredths percent (5.53%) over the same period of time.

As another method to examine the scope of new investment in the Clark Street and Ridge Avenue R.P.A., S. B. Friedman & Company examined building permit data provided by the City of Chicago Department of Buildings. Specifically, we examined building permit data specifically for the period January 1993 to December 1997 to compare the year-to-year level of new investment to the year-to-year E.A.V. of the Clark Street and Ridge Avenue R.P.A.. 1997 is the last Cook County Clerk certified base year for E.A.V.. The examination of building permit data revealed that between January 1993 and December 1997, approximately One Million Five Hundred Thousand Dollars (\$1,500,000) worth of construction work took place within the Clark Street and Ridge Avenue R.P.A.. The average ratio of the Clark Street and Ridge Avenue R.P.A. building permit value to the total E.A.V. for the Clark Street and Ridge Avenue R.P.A. was zero and eight-tenths percent (0.8%) over this period of time. The average ratio between building permit work representing new investment in the Clark Street and Ridge Avenue R.P.A. lagged significantly behind the same ratio for the City as a whole. The same ratio for the City as a whole was five and nine-tenths percent (5.9%) over this same period of time.

According to other data provided by the Department of Buildings, between January 1 and December 31, 1998, there was Three Hundred Seventy Thousand Dollars (\$370,000) worth of new investment in the Clark Street and Ridge Avenue R.P.A.

The impact of the property investment on the Clark Street and Ridge Avenue R.P.A. has been minimal. These new investments and existing property improvements have not stimulated widespread new private investment in the Clark Street and Ridge Avenue R.P.A.

Second, without the support of public resources, the redevelopment objectives of the Clark Street and Ridge Avenue R.P.A. will most likely not be realized. The scope of area-wide improvements and development assistance needed to redevelop the Clark Street and Ridge Avenue R.P.A. as a mixed residential and commercial district is extensive, and the private market, on its own, is not likely to absorb all these costs. T.I.F. assistance may be used to fund land assembly, site preparation, infrastructure improvements, commercial improvements and marketing programs directly in support of development projects and land uses. Accordingly, but for creation of the Clark Street and Ridge Avenue R.P.A., these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without tax increment financing district designation of the Clark Street and Ridge Avenue R.P.A.

Third, the Clark Street and Ridge Avenue R.P.A. includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan improvements.

Finally, the proposed land uses described in this Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

The redevelopment opportunities identified in earlier area planning initiatives will be substantially supported and their implementation facilitated through the creation of the Redevelopment Plan.

## 2.

### *Introduction.*

#### The Study Area.

This document serves as the eligibility study ("Eligibility Study") and

Redevelopment Plan and Project for a section of Clark Street, between Gregory Street (5500 north) and Pratt Boulevard (6800 north) and Ridge Avenue and Peterson Avenue, between Clark Street (1600 west) and generally Damen Avenue (2000 west) located within the Edgewater and Rogers Park community areas of the City of Chicago, in Cook County (the "County"). In October 1998, S. B. Friedman & Company was engaged to conduct a study of certain properties in these neighborhoods to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Act.

The Clark Street and Ridge Avenue R.P.A. consists of approximately one hundred thirty-eight (138) acres and generally includes all of the properties on:

- the east and west sides of Clark Street, between Pratt Avenue and Bryn Mawr Avenue; and the east side of Clark Street, from Bryn Mawr Avenue to Gregory Street;
- the east side of Ashland Avenue, between Bryn Mawr Avenue and Victoria Street;
- the north side of Schreiber Avenue, between Ravenswood Avenue and Clark Street, except those parcels fronting Arthur Avenue;
- the properties north of Granville Avenue and South of Thome Avenue, between Clark Street and Greenview Avenue;
- the properties south of Thorndale Avenue, east of Ridge Avenue, north of Ardmore Avenue and west of Glenwood Avenue, including Senn High School and Senn Park, but excluding the three (3) residential parcels abutting Thorndale Avenue;
- the parcels in the triangular block east of Clark Street, west of Ridge Avenue and north of Ardmore Avenue, excluding the parcel at the intersection of Ridge Avenue and Ardmore Avenue;
- the east side of Ridge Avenue, between Ravenswood Avenue and Paulina Street;
- the east side of Ravenswood Avenue, between Ridge Avenue and the alley immediately east and parallel to Ravenswood Avenue;
- the parcels in the block east of Ravenswood Avenue, north of Peterson Avenue and west of Ridge Avenue;

- the north side of Peterson Avenue, between Ravenswood Avenue and approximately three hundred fifty feet (350) feet west of Damen Avenue.

The community context is detailed on Map 1. The boundary of the Clark Street and Ridge Avenue R.P.A. is detailed on Map 2.

The Clark Street and Ridge Avenue R.P.A. includes residential, institutional and commercial properties, including a section of the Metra right-of-way between Peterson Avenue and the alley on the east side of Ravenswood Avenue immediately south of Granville Avenue. The Eligibility Analysis covers events and conditions that exist and that were determined to support the designation of the Clark Street and Ridge Avenue R.P.A. as a "conservation area" under the Act at the completion of our research on December 23, 1998 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan summarize the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of S. B. Friedman & Company. The City is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the Clark Street and Ridge Avenue R.P.A. as a redevelopment project area under the Act. S. B. Friedman & Company has prepared this Redevelopment Plan with the understanding that the City would rely (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the Clark Street and Ridge Avenue R.P.A. and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that S. B. Friedman & Company has obtained the necessary information, including without limitation, information relating to the equalized assessed value of parcels comprising the Clark Street and Ridge Avenue R.P.A., so that the Redevelopment Plan will comply with the Act and that the Clark Street and Ridge Avenue R.P.A. can be designated as a redevelopment project area in compliance with the Act.

Map 2 details the boundaries of the Clark Street and Ridge Avenue R.P.A. which includes only those contiguous parcels of real property that are expected to benefit substantially by the Redevelopment Plan improvements discussed herein.

Appendix 1 contains the legal description of the Clark Street and Ridge Avenue R.P.A.

### History Of Area<sup>1</sup>.

The Clark Street and Ridge Avenue R.P.A. is located within two (2) lakeshore community areas on the north side of the City. A majority of the Clark Street and Ridge Avenue R.P.A. falls within the Edgewater community which is generally defined by Devon Avenue on the north; Lake Michigan on the east; Foster Avenue on the south; and Ravenswood Avenue on the west. The remainder of the Clark Street and Ridge Avenue R.P.A. is within the Rogers Park community which is generally defined by Howard Street on the north; Lake Michigan on the east; Devon Avenue on the south; and Ridge Avenue on the west.

Edgewater. Residential construction in the Edgewater community began in the late 1880s with the development of the "Edgewater" subdivision. In 1889, Edgewater was annexed into the City of Chicago.

The last parcel of undeveloped land was subdivided in 1922. Up through this time, the Edgewater community continued to grow with new residential construction. Residential construction was partly fueled by the extension of rail lines to Wilson Avenue and Howard Street. The land west of Broadway saw steady growth in single-family residential construction, whereas land to the east was developed with high-rise hotels and apartments.

Construction activity reached its peak in 1926. The Depression of the 1930s led to Edgewater's decline in growth and brought a halt to construction. To accommodate the increase in housing demand following World War II, large homes and apartments were broken into smaller units. In addition, large homes on Sheridan Road were torn down and replaced by high-rise apartments and condominiums. Today, housing in Edgewater consists primarily of multi-family units; only four percent (4%) of the housing stock is single-family homes. Still, home ownership exceeds twenty-five percent (25%) due to the large number of condominiums.

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<sup>1</sup> Information on the history of the Edgewater and Rogers Park communities was derived from the *Local Community Fact Book Chicago Metropolitan Area 1990*, edited by the Chicago Fact Book Consortium (copyright 1995, Board of Trustees of the University of Illinois) at pages 214 -- 215 and 40 -- 41, respectively.

Broadway and Clark Street form the historical and primary commercial areas where many of Edgewater's small stores and businesses are located. Both commercial districts contain small businesses and larger chain store operations. Other commercial areas are located around the elevated train stops and along Devon Avenue and consist primarily of small businesses. Many of the structures in Edgewater's commercial districts, particularly along Clark Street, were designed for a specific use and are unsuitable for adaption to new modern commercial uses. In addition, there is no unifying characteristic for Edgewater's Clark Street commercial area. This is attributable to the discontinuity in the street's block face because of the large parking lots and by the unremarkable design of many of the buildings along the street. Finally, many of the buildings are in various states of disrepair which gives Clark Street a generally worn physical appearance.

Suburbanization contributed to Edgewater's population decline and community disinvestment. In response to this trend, several community-based organizations were formed. These groups have worked actively with the City planning, infrastructure, area beautification and redevelopment projects within the community.

Demographically, the Edgewater community has experienced population stability over the last twenty (20) years. In 1970, the community's population was sixty-one thousand (61,000), and in 1990 the population figured dropped slightly below this level to sixty thousand seven hundred three (60,703).

Rogers Park. In 1873, a group of settlers formed the Rogers Park Building and Land Company at around the same time that the Chicago and North Western Railroad completed a railroad line through the area. A period of residential construction followed, and in 1878 the Village of Rogers Park was incorporated. In 1893, the Village was annexed by the City of Chicago. At that time, the area had a population of approximately three thousand five hundred (3,500), as well as paved roads, a sewage system, two (2) school houses, a fire department and a two (2) person police force.

Rogers Park continued to grow in the early 1900s. By 1915, all the land which comprises the present Rogers Park community had been annexed by the City of Chicago. The population in 1904 was seven thousand five hundred (7,500) and surged to fifty-seven thousand one hundred (57,100) by 1930. Large residential buildings were constructed primarily in the eastern section of the community while the area west of the railroad tracks was primarily single-family and smaller multi-unit buildings. There was a sharp decline in construction after 1930 because of the Depression. Construction did not resume again until after World War II. Most of the buildings in Rogers Park were built before the 1940s. Construction after the war mainly consisted of multiple family dwellings.



Currently, approximately eighty-five percent (85%) of the housing stock is rental.

Commercial development in the Rogers Park community is primarily located along Clark and Howard Streets. These commercial areas include many small shops with occasional large regional or national retailers. Another commercial concentration can be found along Sheridan Road near Loyola University. These shops largely cater to the student population of Loyola University.

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

Similar to Edgewater, Rogers Park has exhibited relative population stability. Since the 1950 Census, Rogers Park's population has remained relatively stable when it reached a peak of sixty-two thousand (62,000). According to the 1990 Census, the community's population was slightly more than sixty thousand (60,000). In addition, over this same period of time the demographic composition of the community has become more diverse.

### 3.

#### *Eligibility Analysis.*

#### Provisions Of The Illinois Tax Increment Allocation Redevelopment Act.

Based upon the conditions found within the Clark Street and Ridge Avenue R.P.A. at the completion of S. B. Friedman & Company's research, the Clark Street and Ridge Avenue R.P.A. has been determined to meet the eligibility requirements of the Act as a conservation area. It is important to understand the provisions of the Act to establish eligibility and the following outlines these provisions.

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as a "blighted area" and/or a "conservation area".

“Blighted areas” are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals or welfare of the community, and are substantially impairing the growth of the tax base in the area. “Conservation areas” are those improved areas which are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a “conservation” and/or “blighted area” district based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation with the exception that “abandonment” is an added eligibility factor under “conservation area” designation.

According to the Act, “blighted areas” must have a combination of five (5) or more of these eligibility factors acting in concert which threaten the health, safety, morals or welfare of the proposed district. “Conservation areas” must have a minimum of fifty percent (50%) of the total structures within the area aged thirty-five (35) years or older, plus a combination of three (3) or more additional eligibility factors which are detrimental to the public safety, health, morals or welfare and which could result in such an area becoming a blighted area.

The factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined for purposes of this Redevelopment Plan (these factors are not defined in the Act) as follows:

**Age Of Structure.** Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. These problems and conditions negatively affect building condition, adaptability, re-use and value.

**Deterioration.** The process of basically sound structures worsening in quality due to deficiencies in primary and secondary building components. (The primary components include exterior walls, foundations, roof structure, et cetera and secondary components include window and door units, porches, exterior surfaces, et cetera). Buildings in this category generally contain defects which seriously impair the usefulness of the structure. Deterioration of site improvements refers to physical deficiencies or disrepair to roadways, alleys, curbs, sidewalks, parking areas and other site features which require treatment or repair beyond that of normal maintenance.

**Dilapidation.** The advanced stage of deterioration. Structures or improvements in this category contain critical deficiencies in structural components which are virtually uncorrectable and present a safety hazard for the occupants of the building.

**Obsolescence.** The condition or process of becoming out-of-date or non-functional for the use or uses the structure or improvement was originally designed for is evidenced by such factors as insufficient width and size, irregular shape and random additions. Buildings are obsolete when conditions limit the use and marketability of such buildings. Site improvements are obsolete in terms of their relationship to contemporary development standards.

**Illegal Use Of Individual Structures.** The presence of uses or activities which are contrary to law and/or not permitted by municipal ordinances.

**Structure Below Minimum Code.** A structure containing conditions that are less than the accepted minimum standards of zoning, subdivision, fire, housing, building or other governmental codes applicable to the property.

**Excessive Vacancy.** Conditions evidenced by vacant buildings or portions of buildings which are not being utilized which have an adverse impact on the area.

**Abandonment.** Abandoned properties are those in which the property owner has relinquished all interest and in which it is apparent that no effort will be directed toward future utilization.

**Overcrowding Of Structures And Community Facilities.** Over-intensive use of buildings, facilities and properties beyond that permitted by ordinance or capacity.

**Lack Of Ventilation, Light Or Sanitary Facilities.** Substandard conditions which are below minimum code standards that adversely affect the health, safety and welfare of building occupants.

**Inadequate Utilities.** Deficiencies and inadequacies in the capacity of utilities which service a property or area.

**Excessive Land Coverage.** The over-intensive use of property evidenced by inadequate yards, setbacks, open space and the crowding of buildings and accessory facilities onto a site which is out of character with the neighborhood and community as a whole and could have an adverse effect on use of a building.

**Deleterious Land-Use Or Layout.** Deleterious land-use or layout refers to the configuration of lot and/or improvements which minimize opportunity for redevelopment on a particular parcel, as well as surrounding parcels, thereby minimizing redevelopment opportunities on a more area-wide basis. Specific

problems include inappropriate land-use, inadequate lot frontage, irregular lot shape, insufficient vehicular access, fragmentation of ownership and other blighting conditions which discourage development and redevelopment.

**Depreciation Of Physical Maintenance.** Lack of normal maintenance of building components, but not to a degree of structural deficiency or inadequate provision for upkeep of site features and landscaping.

**Lack Of Community Planning.** The absence of an effective planning program at the time the area was originally developed which results in physical obstacles to redevelopment or failure to implement approved plans for the community.

As explained, "blighted areas" must have a combination of five (5) or more of these eligibility factors and "conservation areas" must have a minimum of fifty percent (50%) of the total structures within the area aged thirty-five (35) years or older, plus a combination of three (3) or more additional eligibility factors.

Under the provisions of the "blighted area" section of the Act, if the land is vacant, a combination of two (2) or more of the following factors also may be identified which combine to impact the sound growth in tax base for the proposed district.

**Obsolete Platting Of Vacant Land.** Arrangements of parcels of land not conducive to supporting contemporary uses evidenced by layout which is inconsistent with accepted site planning standards and development trends.

**Diversity Of Ownership.** Multiple ownership of adjacent properties which complicates assembly of smaller parcels to a size suitable for development.

**Tax And Special Assessment Delinquencies.** Evidence of delinquent tax payment.

**Flooding On All Or Part Of The Vacant Land.** Presence of standing water on site after rain or snowfalls which indicates poor drainage and absorption rates, or location of the property within a special flood hazard area, making financing or insuring the property impossible or more costly.

**Deterioration Of Structures Or Site Improvements In Neighboring Areas Adjacent To The Vacant Land.** Evidence of structural deterioration and area disinvestment in adjacent blocks to the vacant land which may substantiate why new development had not previously occurred on the vacant parcels.

Additionally, under the "blighted area" section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five (5) or more of the fourteen (14) "blighted area" eligibility factors were present immediately prior to demolition of the area's structures.

The vacant "blighted area" section includes five (5) other tests for establishing eligibility, but none of these are relevant to the conditions within the Clark Street and Ridge Avenue R.P.A.

#### Methodology Overview And Determination Of Eligibility.

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the Clark Street and Ridge Avenue R.P.A., as well as a review of building and property records. Reviewed property records included building code violation citations, building permit data and assessor information. Our survey of the area established that there are two hundred thirty-one (231) buildings within the Clark Street and Ridge Avenue R.P.A.. In addition, to verify the age for the area buildings, aerial photographs were compared to structure base maps.

The areas located within the Clark Street and Ridge Avenue R.P.A. are characterized by commercial and mixed-use structures of varying degrees of deterioration. Clark Street has many frame structures which, in comparison to the masonry structures, are typically more deteriorated and show the greatest need for rehabilitation resources. At least in part, the physical rehabilitation needs of the frame structures is due to the fact that, in comparison to masonry structures, they are less durable over long periods of time and require greater exterior care and attention. In addition, there are land uses and underutilized parcels which contribute to the Clark Street and Ridge Avenue R.P.A.'s lack of distinctive character. The street front has many curb-cuts with driveways to access these businesses and underutilized lots. Many of the business buildings are utilitarian and functional structures with minimal architectural quality. These buildings and land uses create disruptions and discontinuity along Clark Street's block face, thereby minimizing any unifying character for the district.

All properties were examined for qualification factors consistent with either "blighted area" or "conservation area" requirements of the Act. Based upon these criteria, the properties within the Clark Street and Ridge Avenue R.P.A. have been deemed suitable for designation as a T.I.F. Redevelopment Project Area under a "conservation area" analysis under the Act.

To arrive at this designation, S. B. Friedman and Company analyzed the distribution of eligibility factors on a building-by-building basis. The analysis of the distribution of eligibility factors enabled S. B. Friedman and Company to determine which factors were present to a meaningful extent, and those that were present to a minor extent. The distinction between whether a factor is present to a meaningful extent, or present to a minor extent identifies which factors will be used to establish eligibility, and those that will be used as supporting factors. Supporting factors are those factors present in the Clark Street and Ridge Avenue R.P.A. which, while not present to a meaningful extent, are present to an extent which suggests the area is at risk of more extensive deterioration and disinvestment.

S. B. Friedman and Company correlated eligibility factors to buildings, relying on Sanborn Maps and our property files created from field observations and records searches for the eligibility study. This information then was graphically plotted on a block map of the Clark Street and Ridge Avenue R.P.A. to establish the distribution of eligibility factors and whether a factor was present to a meaningful or minor extent.

Based upon the provisions of the Act, and the neighborhood conditions currently found in the Edgewater and Rogers Park neighborhoods, we have concluded that the Clark Street and Ridge Avenue R.P.A. qualifies as a "conservation area".

#### Conservation Area Findings.

As required by the Act, within a conservation area, at least fifty percent (50%) of the buildings must be thirty-five (35) years of age or older, and at least three (3) of the fourteen (14) other eligibility factors must be found present to a meaningful extent within the Clark Street and Ridge Avenue R.P.A.

Establishing that at least fifty percent (50%) of the Clark Street and Ridge Avenue R.P.A. buildings are thirty-five (35) years of age or older is a condition precedent to establishing the area as a conservation area under the Act.

Taking into account information obtained from architectural characteristics, building configurations, information from the Cook County Assessor's Office, aerial photographs, structure base maps and the historic development patterns within the community, we have established that of the two hundred thirty-one (231) buildings, one hundred eighty-six (186) within the Clark Street and Ridge Avenue R.P.A. are thirty-five (35) years of age or older; this constitutes eighty-one percent (81%) of the buildings within the Clark Street and Ridge Avenue R.P.A.

In addition to establishing that the Clark Street and Ridge Avenue R.P.A. meets the age requirement, our research has revealed that the following factors are present to a meaningful extent:

- depreciation of physical maintenance;
- deterioration;
- structures below minimum code;
- obsolescence; and
- deleterious layout and land-use.

The presence of both depreciation of physical maintenance and deterioration of both buildings and public infrastructure characterizes the level of structural deficiencies within the Clark Street and Ridge Avenue R.P.A.. Fully eighty-one percent (81%) of all buildings exhibited either one (1) or both of these factors; this is in excess of three (3) out of every four (4) buildings throughout the area. In addition, seventy (70) buildings thirty percent (30%) of all buildings within the Clark Street and Ridge Avenue R.P.A.) were cited with building code violations between 1993 and 1998, which further emphasizes the extent of non-compliant structures throughout the Clark Street and Ridge Avenue R.P.A.. The presence of these physical characteristics, coupled with the findings of obsolescence and deleterious layout and land-use throughout the Clark Street and Ridge Avenue R.P.A., establish strong indications for the need to directing rehabilitation and public improvement resources, as well as creating a comprehensive redevelopment program for the area.

Another factor found within the Clark Street and Ridge Avenue R.P.A., and present to a minor extent was:

- excessive vacancies.

While this factor may not be present to the same extent as the other documented factors, it suggests that the Clark Street and Ridge Avenue R.P.A. is susceptible to continued disinvestment which may result in future deterioration.

Table 1 details the conservation eligibility factors by block within the Clark Street and Ridge Avenue R.P.A.. Maps 3a through 3f illustrate the distribution of each conservation eligibility factor found to be present to a meaningful extent

documented on each block within the Clark Street and Ridge Avenue R.P.A.. The following sections summarize our field research as it pertains to each of the identified eligibility factors found present within the Clark Street and Ridge Avenue R.P.A. to a meaningful extent.

#### 1. Depreciation Of Physical Maintenance.

One hundred eighty-seven (187) of the one hundred thirty-one (231) buildings within the Clark Street and Ridge Avenue R.P.A. exhibit some deferred maintenance of building components, including peeling paint or unfinished surfaces, missing roof materials, rotted window and door frames, and missing brick mortar in exterior walls.

These one hundred eighty-seven (187) buildings constitute eighty-one percent (81%) of all buildings within the Clark Street and Ridge Avenue R.P.A.. Widespread lack of maintenance for properties within an area is a strong indicator that the area is beginning to fall into disrepair and exhibits blighting conditions that need remediation.

In addition, particularly south of Ridge Avenue, some alleys, sidewalks, curbs and gutters, and street pavement are in poor condition with irregular, cracked, rutted, and patched surfaces. Some fences and gates surrounding the properties exhibit deferred maintenance as well, including peeling paint, rusting, weakening and bowing.

This eligibility factor is meaningfully present on eighty-eight percent (88%) of the blocks within the Clark Street and Ridge Avenue R.P.A.

#### 2. Deterioration.

Seventy-nine (79) of the two hundred thirty-one (231) buildings within the Clark Street and Ridge Avenue R.P.A. demonstrate some level of deterioration. This constitutes thirty-four percent (34%) of all buildings within the Clark Street and Ridge Avenue R.P.A.. Cataloged deterioration included the occurrence of major defects in building components, including collapsed or missing gutters and down spouts, cracked, broken or missing windows, evidence of roof leaks, building foundation problems and cracked exterior wall surfaces. These are structural conditions not readily correctable through normal maintenance. Structural deterioration, coupled with depreciation of physical maintenance, is indicative of an area that is at risk of becoming blighted without direct



intervention.

In addition, deterioration was documented on accessory buildings and ancillary property within the Clark Street and Ridge Avenue R.P.A. Accessory buildings and ancillary property include garages, surface parking lots and fence enclosed property with fencing in advanced stages of rusting and collapse. Deterioration was also documented on Clark Street and Ridge Avenue R.P.A. infrastructure and included potholed, cracked and uneven pavement.

This eligibility factor is meaningfully present on fifty-six percent (56%) of the blocks within the Clark Street and Ridge Avenue R.P.A.

### 3. Structures Below Minimum Code.

Relying upon data provided by the City's Department of Buildings, code violation citations have been issued for seventy (70) different property addresses within the Clark Street and Ridge Avenue R.P.A. between 1993 and 1998. This continuing problem underscores the documented depreciation of physical maintenance, and in more extreme cases deterioration, of the area's buildings. The seventy (70) code violation citations have implicated thirty percent (30%) of the buildings within the Clark Street and Ridge Avenue R.P.A. over this five (5) year period.

This eligibility factor is present to a meaningful extent on fifty-six percent (56%) of the blocks within the Clark Street and Ridge Avenue R.P.A.

### 4. Obsolescence.

An appreciable amount of functional obsolescence exists within the Clark Street and Ridge Avenue R.P.A.. A majority of the buildings within the Clark Street and Ridge Avenue R.P.A. were built at least thirty-five (35) years ago and the floor layout of these buildings was designed for business operations that have become outmoded, or were designed to accommodate specific types of businesses. Reconfiguration and rehabilitation of such structures would result in substantial cost to any future user and therefore render the structure functionally obsolete. This functional obsolescence directly inhibits the redevelopment of the properties since any potential new users are faced with enormous practical disadvantages brought on by the existing configuration of the buildings.

In addition to functional obsolescence, the economic obsolescence of many area properties is demonstrated by the stagnant, or in some cases declining,

assessed valuation (other than routine increases attributable to the effect of inflation upon triennial reassessment values) and lack of viable tenants for commercial space.

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

Obsolescence, either functional, economic or some combination of both, has been documented for sixty-five (65) of the two hundred thirty-one (231) buildings within the Clark Street and Ridge Avenue R.P.A.. This is twenty-eight percent (28%) of all buildings within the Clark Street and Ridge Avenue R.P.A.

This eligibility factor is present to a meaningful extent on fifty-two percent (52%) of the blocks within the Clark Street and Ridge Avenue R.P.A.

#### 5. Deleterious Land-Use And Layout.

Unlike the other eligibility factors, deleterious land-use and layout was evaluated on a parcel-by-parcel basis. This factor may be present regardless of whether or not a structure exists on a parcel. Therefore, it was necessary to evaluate deleterious land-use and layout in this manner. There are three hundred seventy-eight (378) tax parcels within the Clark Street and Ridge Avenue R.P.A.

Deleterious layout exists in several forms throughout the Clark Street and Ridge Avenue R.P.A.. Among the more common deleterious layout problems are parcels parallel in alignment to Clark Street and Peterson Avenue. Parcels which would best be oriented toward these two (2) major streets are instead oriented toward the side streets. There are twenty-one (21) parcels aligned in this fashion. These twenty-one (21) parcels are distributed among six (6) blocks. Developers seeking only limited street frontage, but adequate depth, would have to acquire several parcels or negotiate the subdivision of those parallel parcels.

Shallow lot depths also are present along Clark Street. There are fifty-five (55) parcels along Clark Street that have lot depths of less than one hundred (100) feet, several of which are as shallow as twenty-five (25) feet. These fifty-five (55) parcels are distributed among nine (9) blocks. Shallow lots restrict the size of current and future commercial occupants on these sites as well as limit the size

and feasibility of new development.

Furthermore, there are irregularly shaped blocks and parcels within the Clark Street and Ridge Avenue R.P.A.. The triangularly shaped blocks located along Ridge Avenue and at the intersections of Clark and Peterson Streets create parcels which are triangular and/or angular. There also are several parcels located within rectangular blocks but are either irregular in shape or are isolated and have accessibility problems. There are fifty-eight (58) parcels that are either irregularly shaped, or which are isolated and have accessibility problems. These fifty-eight (58) parcels are distributed on eleven (11) blocks.

The presence of these four (4) layout features, (parallel alignment, shallow lot depths, irregularly shaped parcels and blocks, and isolated parcels with accessibility problems), limit the commercial development opportunities within the Clark Street and Ridge Avenue R.P.A.

The existing commercial character of the Clark Street and Ridge Avenue R.P.A., and particularly the types of commercial uses located within the area, are not conducive to the goals and objectives of the redevelopment plan which includes enhancing the residential character on Clark Street. This predominately commercial character of the area poses a deleterious land-use situation to these Redevelopment Plan goals and objectives. The high number of commercial uses aggravate traffic patterns, create parking problem, create noise, and pose special hazards for pedestrians and residents who shop or live in the Clark Street and Ridge Avenue R.P.A.

In total, one hundred sixty-two (162) parcels (forty-three percent (43%) of all parcels within the Clark Street and Ridge Avenue R.P.A.) exhibit features of either deleterious land-use or layout. This factor is present to a meaningful extent on forty-eight percent (48%) of the blocks.

#### Minor Supporting Factors.

In addition to the factors that have been documented as being present to a meaningful extent within the Clark Street and Ridge Avenue R.P.A., one (1) additional factor has been documented that, while not present to a meaningful extent, does demonstrate that the Clark Street and Ridge Avenue R.P.A. is in a state of gradual decline through disinvestment. Left unchecked, this condition could accelerate the decline of the community, and combined with those factors that have been documented to be present to a meaningful extent, could lead to more widespread and intensive commercial and residential disinvestment.

### Excessive Vacancies.

Twenty-one (21) of the two hundred thirty-one (231) buildings within the Clark Street and Ridge Avenue R.P.A. were documented as vacant. This is nine percent (9%) of all buildings within the Clark Street and Ridge Avenue R.P.A.. A vacancy rate of nine percent (9%) is not necessarily at a level to suggest that the market has completely abandoned an area. However, a vacancy rate at this documented level does suggest that a significant number of structures within the Clark Street and Ridge Avenue R.P.A. -- nearly one (1) in ten (10) -- are no longer attractive investments or lease options for modern commercial uses.

This eligibility factor is present on thirty-six percent (36%) of the blocks within the Clark Street and Ridge Avenue R.P.A.

## 4.

### *Redevelopment Project And Plan.*

#### Background.

In 1997, S. B. Friedman & Company completed a comprehensive planning study that in part focused on the Clark Street corridor between Rosehill Drive and Devon Avenue. The study identified two (2) redevelopment concepts and recommendations that -- if implemented -- would change the character of the Clark Street corridor. The redevelopment recommendations were broken down as follows:

- Revitalize the Clark Ridge Commercial Area. The area from Ridge Avenue south to Rosehill Drive has the potential to be revitalized as a commercial district linked to Andersonville. This area may be suitable for retail, principally in orientation at street level and would need to be supported by appropriate parking and other commercial services. Residential rehabilitation may be possible for the large apartment buildings in the area with first (1<sup>st</sup>) floor commercial uses.
- Redevelop North Clark Street as a Residential Boulevard. Clark Street, north of Ridge Avenue has the potential to become a residential boulevard. Retail uses serving the immediate neighborhood could be encouraged as a supplement to the residential area. This redevelopment strategy -- if implemented -- would build on Chicago Department of Transportation (C.D.O.T.) improvements and residential

development trends evident in the surrounding neighborhoods, along Ashland Avenue, and along other prominent main thoroughfares throughout the City.

The Redevelopment Plan also creates a link between the Clark/Ridge commercial area and the new Kmart site within the West Ridge/Peterson R.P.A., on Peterson Avenue. This link will create development opportunity for a new sub-regional commercial district which could draw customers from throughout the north side of the City, and enhance commercial redevelopment activity in the area south of the Clark Street and Ridge Avenue intersection, and extending west toward the West Ridge/Peterson R.P.A.

This planning study also recommended several action steps, one of which was creating a tax increment financing district to create a pool of resources to facilitate the specific planning and development objectives. These planning recommendations serve as the basis for this Redevelopment Plan.

#### Existing Land-Use.

Based upon S. B. Friedman Company's research, seven (7) distinct land-use patterns have been identified within the Clark and Ridge Avenue R.P.A.:

- residential;
- commercial;
- mixed-use;
- institutional;
- industrial;
- parks; and
- vacant land.

The predominant land-use throughout the Clark Street and Ridge Avenue R.P.A. is general commercial. Many of the commercial structures were built in the 1930s through the 1950s; a relatively small number have been built since. Much of the commercial development in the area was built on smaller residentially sized lots, typically in two (2) to three (3) story configurations. The

lots vary in depth and width throughout the Clark Street and Ridge Avenue R.P.A., ranging from twenty-five (25) to fifty (50) feet wide, and twenty-five (25) to one hundred twenty-five (125) feet deep. Such lot sizes and configurations are not conducive for modern commercial operations and development. Common construction includes many frame, brick and concrete block masonry structures typically smaller in size and not readily adaptable for modern commercial operations. An additional problem is that many of the alleys servicing these commercial structures are inadequate, and in some instances nonexistent, for shipping and receiving facilities.

In the past, the general commercial development along Clark Street primarily served the dense residential districts that surround the Clark Street and Ridge Avenue R.P.A.. However, over time many of these commercial structures have been converted to commercial uses that no longer primarily serve these adjacent residential districts. Some of these commercial uses require numerous curbcuts, large parking lots and outdoor automobile storage areas. These physical features are incompatible with the character of the surrounding structures, are generally unattractive and disrupt the pedestrian-orientation of the commercial area.

Interspersed with these general commercial uses are individual residential structures. The residential buildings are most typically in three (3) flat configurations and are frame or brick construction. In addition, several commercial buildings throughout the Clark Street and Ridge Avenue R.P.A. have upper floor residential units. On either side of the proposed Clark Street and Ridge Avenue R.P.A. are dense residential districts made up of multi- and single-family residential. These immediately adjacent neighborhoods have been relatively stable over the years and recently have become attractive market options for new home purchasers. The strength of the market is evidenced by the proliferation over the last three (3) years of condominium conversions of several attractive apartment buildings in these neighborhoods.

Interspersed among the commercial and residential uses along Clark Street and Ridge Avenue are institutional and recreational uses, including Senn High School on Ridge Avenue, Stephen K. Hayt Elementary School just off Clark Street, between Thome Avenue and Granville Avenue, the 24<sup>th</sup> Police District Headquarters on Clark Street, Chicago Fire Department station house on Rosemont Avenue, Senn Park at Clark Street and Ridge Avenue, Senn Playlot on Elmdale Avenue, Schreiber Park on Schreiber Avenue, Mellin Playlot located at Ashland and Bryn Mawr Avenues and the C.T.A. bus turnaround on Arthur Avenue.

Small segments of Metra's Union Pacific North Line are found along the western edge of the Clark Street and Ridge Avenue R.P.A.

Map 4 details the existing land-use patterns within the Clark Street and Ridge Avenue R.P.A.

#### Future Land-Use.

The future land-use of the Clark Street and Ridge Avenue R.P.A. reflects the objectives of the Redevelopment Plan, which are to (1) redevelop the Clark Street and Ridge Avenue R.P.A. between Ridge Avenue and Pratt Boulevard as a mixed boulevard-style residential and pedestrian-oriented commercial district, where the anticipated commercial uses would not require large parcels of land and in some instances may be incorporated at ground level with new residential development on selected parcels; (2) revitalize the southern portion of the Clark Street and Ridge Avenue R.P.A. between Ridge Avenue and Gregory Street to create a continuous core of commercial uses through Andersonville (generally south to Foster Avenue); and (3) redevelop and link commercial uses along Peterson Avenue at the new Kmart site, within the West Ridge/Peterson R.P.A., with a revitalized Clark Street and Ridge Avenue commercial core area.

Existing complementary land uses including Senn Park, local area schools, and architecturally significant commercial and residential buildings will be preserved. The future land use in the Clark Street and Ridge Avenue R.P.A. will build upon the trend of increased boulevard residential construction occurring along Ashland Avenue south of the Clark Street and Ridge Avenue R.P.A., and along main arterial roadways throughout the City. In addition, the increase in residential land-use will have the result of decreasing the amount of excessively zoned commercial property within the area and reconcentrating existing commercial uses in well-defined segments throughout the Clark Street and Ridge Avenue R.P.A.

The future land-use patterns throughout the Clark Street and Ridge Avenue R.P.A. illustrate the redevelopment objectives of this Redevelopment Plan. The Redevelopment Plan will rationalize land-use relationships by segmenting development into well defined residentially and commercially oriented districts. These proposed land uses are detailed on Map 5, and are as follows:

- residential;
- commercial;
- mixed-use;

- institutional; and
- industrial.

#### Redevelopment Needs of the Clark Street and Ridge Avenue R.P.A.

The land-use, existing conditions, and future plans for the area suggest three (3) redevelopment needs for the Clark Street and Ridge Avenue R.P.A.:

- facilitate property assembly, demolition, and site preparation;
- incorporate infrastructure and streetscape improvements; and
- encourage residential and commercial development.

The Redevelopment Plan provides tools for the City to support the redevelopment of the Clark Street and Ridge Avenue R.P.A. as a mixed-use residential and supporting commercial district, as well as other improvements that serve the redevelopment interests of the local community and City.

Currently, the Clark Street and Ridge Avenue R.P.A. is characterized by underutilized parcels, structural deterioration, and buildings that are no longer attractive for modern commercial uses. These area and building conditions are minimizing the value of commercial and residential properties in the area as compared to other commercial and residential districts elsewhere on the north side of the City, limiting redevelopment options for Clark Street and thereby contributing to the lack of new investment within the Clark Street and Ridge Avenue R.P.A. and limiting local area employment opportunities and growth.

The Redevelopment Plan is designed to take advantage of and facilitate the maximum redevelopment potential of the Clark Street and Ridge Avenue R.P.A. The implementation of the Redevelopment Plan will facilitate redevelopment of the area by: (1) identifying redevelopment opportunity sites which can accommodate modern boulevard style residential development; (2) providing funds to rehabilitate and retrofit older commercial structures for modern commercial uses; (3) implementing urban design strategies that can better unite the entire area with common streetscape and urban design themes; (4) establishing well-defined segments of pedestrian oriented commercial districts; and (5) creating a new sub-regional retail district in the vicinity of the Clark Street and Ridge Avenue intersection which could draw customers from throughout the north side of the City, thereby creating a link to the Andersonville commercial district to the immediate south, and west along



Peterson Avenue to the new Kmart site within the West Ridge/Peterson R.P.A.

The public improvements outlined in the Redevelopment Plan will create an environment which is more conducive to private investment which will lead to the redevelopment of the Clark Street corridor between Gregory Street and Pratt Avenue. The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Clark Street and Ridge Avenue R.P.A.. To support these specific projects and encourage future investment in the Clark Street and Ridge Avenue R.P.A., public resources including tax increment financing, may be used to facilitate property assembly, demolition, and site preparation for future private sector redevelopment activities and/or to assist private developers with acquisition; repair and modernize R.P.A. infrastructure and make other improvements; create an identity for the community; and support building rehabilitation.

Ultimately, the goals, objectives and strategies are designed to redevelop Clark Street as a mixed residential and commercial district, strengthening immediately adjacent residential districts and providing new and enhanced commercial activities that complement and service the residential population.

#### Goals, Objectives And Strategies.

Goals, objectives and strategies designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated by the Clark Street and Ridge Avenue R.P.A.

**Goals.** The overall goal of the Redevelopment Plan is to provide the direction and mechanisms necessary for the gradual changeover of the Clark Street Corridor to a mixed residential and commercial corridor. This goal seizes upon development trends occurring to the immediate south of the Clark Street and Ridge Avenue R.P.A., and throughout other sections of the City, of a gradual transformation from once predominantly commercial service districts to a mix of boulevard residential and supporting commercial districts. This goal complements and enhances redevelopment opportunities in the surrounding commercial districts and residential neighborhoods. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

**Objectives.** Eight broad objectives support the overall goal of area-wide revitalization of the Clark Street & Ridge Avenue R.P.A. and the surrounding Edgewater and Rogers Park neighborhoods. These include:

- Reduce or eliminate conditions that qualify the Clark Street and Ridge Avenue R.P.A. as a conservation area.
- Facilitate assembly, preparation, and marketing of improved and vacant sites for residential redevelopment, commercial revitalization, passive and active open space and supporting off-street parking areas.
- Remediate environmental problems to provide additional land for residential development and/or commercial redevelopment, as appropriate.
- Replace or repair infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new residential and commercial improvements, as well as rehabilitate commercial, institutional and public properties within the Clark Street and Ridge Avenue R.P.A.
- Encourage the concentration of commercial activities to link the Clark Street and Ridge Avenue R.P.A. to the Andersonville commercial district, and create commercial linkages west along Peterson Avenue to the Kmart site within the West Ridge/Peterson R.P.A.
- Decrease the prevalence of commercial-only zoned and underutilized parcels by providing resources for the redevelopment of Clark Street into a mixed residential and commercial district.
- Increase the value of taxable parcels within the Clark Street and Ridge Avenue R.P.A.
- Provide opportunities for women-owned and minority-owned businesses to share in the job and construction opportunities associated with the redevelopment of the Clark Street and Ridge Avenue R.P.A.

Strategies. Objectives will be implemented through five (5) specific and integrated strategies. These include:

Implement Public Improvements. A series of public improvements throughout the Clark Street and Ridge Avenue R.P.A. may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment and create a more conducive environment for residential redevelopment. These public improvements will complement the recently completed infrastructure improvements along Clark Street, which

included construction of medians between Rosehill Drive and Devon Avenue.

**Develop Vacant and Underutilized Sites.** The analysis and redevelopment of vacant and underutilized sites within the Clark Street and Ridge Avenue R.P.A. is expected to stimulate both physical and economic private investment and enhance the R.P.A. and its surrounding area. Potential development on vacant and underutilized sites are anticipated to have a positive impact on other properties beyond the individual project sites and the Clark Street and Ridge Avenue R.P.A.

**Encourage Private Sector Activities.** Through active marketing of prepared sites and public-private partnerships, the City may provide financial and other assistance and encourage the private sector to undertake redevelopment and rehabilitation projects and other improvements that are consistent with the goals of this Redevelopment Plan.

**Facilitate Property Assembly, Demolition and Site Preparation.** Vacant and improved sites throughout the Clark Street and Ridge Avenue R.P.A. may be acquired and assembled (if necessary) to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, assistance may be provided to private developers seeking to acquire land and assemble sites in order to undertake projects supportive of this Redevelopment Plan. To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the R.P.A.. Land assemblage by the City may be done by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development. In connection with the City exercising its powers to acquire property, including the exercise of the power of eminent domain under the Act in implementing this Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

**Facilitate/Support New Development.** In order to facilitate private market interest, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that complement and comport

with the goals, objectives and strategies of this Redevelopment Plan.

#### Redevelopment Plan Elements.

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

-- Development/Redevelopment/Rehabilitation Activities, including:

Site assembly, demolition and site preparation.

Rehabilitation costs.

Environmental remediation.

Interest subsidies.

-- Public Improvements, including:

Provision or rehabilitation of public improvements and taxing district facilities.

Capital costs.

-- Administrative Support and Financing, including:

Job training and related educational programs.

Analysis, administration, studies, legal, et al.

Financing costs.

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one (1) or several parcels (collectively referred to as "Redevelopment Projects"). A number of key types of projects, activities and improvements were identified for the Clark Street and Ridge Avenue R.P.A. and are described below. These activities are those which could be undertaken as resources become available. As community needs and market conditions change, it is likely that additional projects may be suggested

throughout the life of the Clark Street and Ridge Avenue R.P.A.. To the extent that these projects are consistent with the goals of this Redevelopment Plan and the related costs are eligible under the Act, these projects may be considered for funding.

Site Assembly, Demolition And Preparation. Several parcels of land may be acquired for the purposes of land assembly for future redevelopment. Site preparation may include demolition of existing improvements and environmental remediation, where appropriate. Relocation assistance may be provided to business or households legally occupying properties that are acquired by the City in order to facilitate redevelopment of portions of the Clark Street and Ridge Avenue R.P.A., and to meet other City objectives.

Marketing. In conjunction with site assembly activities, the City may market sites to commercial and retail developers, including available site signage, direct mailings, audio/visual marketing materials and site brochures.

Public Improvements. Public improvements within the Clark Street and Ridge Avenue R.P.A. along all arterial and collector streets, and railroad and public right-of-way overpasses may be undertaken to facilitate redevelopment activities, including but not limited to, the following:

- street, alley and sidewalk resurfacing;
- street lighting;
- traffic signalization;
- reconstruction of street curbs and gutters;
- underground water and sanitary systems;
- streetscaping; and
- open space.

These public improvements should be designed to enhance the area for private residential and commercial investment.

Environmental Remediation Of Redevelopment Sites. Many of the improved and vacant redevelopment opportunity sites within the Clark Street and Ridge Avenue R.P.A. accommodate commercial uses which may contain hazardous materials. These materials may have to be removed prior to any

new construction.

Commercial, Residential And Institutional Rehabilitation. Existing commercial properties may be targeted for rehabilitation to improve their market competitiveness, stabilize the commercial segments within the Clark Street and Ridge Avenue R.P.A., and provide opportunities for commercial and retail job retention and attraction. Residential properties may also benefit from T.I.F. assistance to repair structural and/or mechanical elements. Similarly, community institutional resources may also be eligible to receive T.I.F. assistance to improve their facilities to better serve the surrounding communities.

These activities are representative of the types of projects contemplated to be undertaken during the life of the Clark Street and Ridge Avenue R.P.A.. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the Clark Street and Ridge Avenue R.P.A.. To the extent that these projects meet the goals of this Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.

Developers who use T.I.F. resources pursuant to this Redevelopment Plan for the development of market rate housing must set aside twenty percent (20%) of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than one hundred twenty percent (120%) of the area median income, and affordable rental units should be affordable to persons earning no more than eighty percent (80%) of the area median income.

## 5.

### *Financial Plan.*

#### Eligible Costs.

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. Such costs may include, without limitation, the following:

1. costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural, engineering, development advisors, development managers, legal, marketing, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges may be based on a percentage of the tax increment collected;
2. property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land;
3. costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures;
4. costs of the construction of public works or improvements;
5. costs of job training and retraining projects;
6. financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter and including reasonable reserves related thereto;
7. all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
9. payment in lieu of taxes;
10. costs of job training, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred

by one (1) or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-41.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Sections 10-22.20a and 10-23.3a of the School Code as cited in the Act.

11. Interest costs incurred by a developer or other user related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  - b. such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer/user with regard to the development project during that year;
  - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amount so 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 thirty percent (30%) of the total of (i) cost paid or incurred by the developer/user for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
12. Unless explicitly stated in the Act, the cost of construction of new



privately owned buildings shall not be an eligible redevelopment project cost.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs (such as, for example, to include the cost of construction of residential housing, or (b) expand the scope or increase the amount of existing eligible redevelopment costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Redevelopment Plan. In the event of such amendment(s), the City may add any new eligible redevelopment project cost as a line item in Table 2 (which sets forth the eligible costs for this Redevelopment Plan), or otherwise adjust the line items in Table 2 without amendment to this Redevelopment Plan. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

Estimated Redevelopment Project Costs.

The estimated eligible costs of this Redevelopment Plan are shown in Table 2. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues exclusive of capitalized interest, issuance costs, interest and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of state and federal grants, private developers contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

Table 2.

Estimated T.I.F. Eligible Costs.

Project/Improvements	Estimated Project Costs*
Professional Services	\$ 250,000

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

Project/Improvements	Estimated Project Costs*
Property Assembly	\$ 14,970,000
Rehabilitation Costs	9,980,000
Public Works or Improvements <sup>(1)</sup>	10,000,000
Relocation	100,000
Job Training	100,000
Interest Costs	5,400,000
<b>TOTAL REDEVELOPMENT COSTS:</b>	<b>\$40,800,000<sup>(2) (3)</sup></b>

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

- (1) This category also may include reimbursing capital costs of taxing districts impacted by the redevelopment of the Clark Street and Ridge Avenue R.P.A.. As permitted by the Act, the City may pay or reimburse all, or a portion, of a taxing district's capital costs resulting from the redevelopment project pursuant to a written agreement by the City accepting and approving such costs.
- (2) In addition to the above stated costs, each issue of bonds issued to finance a phase of the 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 Redevelopment Plan. Each individual project cost will be reevaluated 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 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 total estimated Redevelopment Project Costs do not include private redevelopment costs or costs financed from non-T.I.F. public resources. Total Redevelopment Project Costs are inclusive of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated only by a right-of-way, that are permitted under the Act to be paid from incremental property taxes generated in the Clark Street and Ridge Avenue R.P.A., but do not include project costs incurred in the Clark Street and Ridge Avenue R.P.A. which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated only by a public right-of-way.

### Phasing And Scheduling Of The Redevelopment.

Each private project within the Clark Street and Ridge Avenue R.P.A. shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The completion date for the Redevelopment Plan and the retirement of any obligations issued to finance redevelopment project costs shall be no later than twenty-three (23) years from the date of adoption by the ordinance approving the Redevelopment Plan.

### Sources Of Funds To Pay Costs.

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may require the utilization of guarantees, deposits, reserves and/or other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the redevelopment project area over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the redevelopment project area is not likely to redevelop.

The City may incur Redevelopment Project Costs which are paid for from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The Clark Street and Ridge Avenue R.P.A. is contiguous to the West

Ridge/Peterson R.P.A. and may, in the future, become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Act, or under the Illinois Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1, et seq. (the "Law"). If the City finds that the goals, objectives and financial success of such contiguous redevelopment projects areas or those separated only by public right-of-way are interdependent with those of the Clark Street and Ridge Avenue R.P.A., the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Clark Street and Ridge Avenue R.P.A. be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental revenues received from the Clark Street and Ridge Avenue R.P.A. to pay eligible redevelopment project costs (which are eligible under the Act or the Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Clark Street and Ridge Avenue R.P.A. and such areas, as permitted under the Act and the Law. The amount of revenue from the Clark Street and Ridge Avenue R.P.A. made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Clark Street and Ridge Avenue R.P.A. shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended as applicable to add appropriate and parallel language to allow for sharing of revenues between such districts.

#### Issuance Of Obligations.

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the Clark Street and Ridge Avenue R.P.A., or such other bonds or obligations as the City may deem as appropriate. The City may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within twenty-three (23) years from the adoption of the ordinance approving the original Clark Street and Ridge Avenue R.P.A.. Also, the final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issue. One (1) or more of a series of obligations may be sold at one (1) or more times in order to implement

this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

In addition to paying redevelopment project costs, 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. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

#### Most Recent Equalized Assessed Valuation Of Properties In The Redevelopment Project Area.

The purpose of identifying the most recent E.A.V. of the Clark Street and Ridge Avenue R.P.A. 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 Clark Street and Ridge Avenue R.P.A.. The 1997 E.A.V. of all taxable parcels in the Clark Street and Ridge Avenue R.P.A. is approximately Thirty-nine Million Dollars (\$39,000,000). This total E.A.V. amount, by Permanent Index Number (also referred to as P.I.N.), is summarized in Appendix 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 Clark Street and Ridge Avenue R.P.A. will be calculated by the County. If the 1998 E.A.V. shall become available prior to the date of adoption of the Redevelopment Plan by the City Council, the City may update the Redevelopment Plan by replacing the 1997 E.A.V. with the 1998 E.A.V. without further City Council action.

#### Anticipated Equalized Assessed Valuation.

By 2021, the year when the T.I.F. is terminated, the E.A.V. for the Clark Street and Ridge Avenue R.P.A. will be approximately Ninety-three Million Two Hundred Thousand Dollars (\$93,200,000). This estimate is based on several key assumptions, including: 1) an inflation factor of three percent (3%) per year on the E.A.V. of all properties within the Clark Street and Ridge Avenue R.P.A., with its cumulative impact occurring in each triennial reassessment year; 2) an average equalization factor of 2.13582; and 3) a tax rate of eight and eight

hundred forty-three thousandths percent (8.843%) for the duration of the Clark Street and Ridge Avenue R.P.A.

6.

*Required Findings And Tests.*

Lack Of Growth And Private Investment.

The City is required to evaluate whether or not the R.P.A. has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

While some new investment has occurred in the Clark Street and Ridge Avenue R.P.A. between 1993 and 1997, this investment has been minimal in scope and is not part of any coordinated redevelopment strategy. The Clark Street and Ridge Avenue R.P.A. is located mostly within Lakeview Township. A smaller segment on the north end of the Clark Street and Ridge Avenue R.P.A. is located within Rogers Park Township. The Clark Street and Ridge Avenue R.P.A. has lagged in growth of E.A.V. over the 1993 through 1997 period compared with the combined E.A.V. growth over the same period of time for the two (2) townships in which it is located. The compound annual growth rate for the Clark Street and Ridge Avenue R.P.A. was four and thirty-three hundredths percent (4.33%) between 1993 and 1997. In comparison, the combined compound annual growth rate in E.A.V. for both Lakeview and Rogers Park townships was five and fifty-three hundredths percent (5.53%) over the same period of time.

As another method to examine the scope of new investment in the Clark Street and Ridge Avenue R.P.A., S. B. Friedman & Company examined building permit data provided by the City of Chicago Department of Buildings. Specifically, we examined building permit data for the period January 1993 to December 1997 to compare the year-to-year level of new investment to the year-to-year E.A.V. of the Clark Street and Ridge Avenue R.P.A.. 1997 is the last Cook County Clerk certified base year for E.A.V.. The examination of building permit data revealed that between January 1993 and December 1997, approximately One Million Five Hundred Thousand Dollars (\$1,500,000) worth of construction work took place within the Clark Street and Ridge Avenue R.P.A.. The average ratio of the Clark Street and Ridge Avenue R.P.A. building permit value to the total E.A.V. for the Clark Street and Ridge Avenue R.P.A. was zero and eight-tenths percent (0.8%) over this period of time. The average ratio between building permit work representing new investment in the Clark Street and Ridge Avenue R.P.A. lagged

significantly behind the same ratio for the City as a whole. The same ratio for the City as a whole was five and nine-tenths percent (5.9%) over this same period of time.

According to other data provided by the Building Department, between January 1 and December 31, 1998, there was Three Hundred Seventy Thousand Dollars (\$370,000) worth of new investment in the Clark Street and Ridge Avenue R.P.A.

The impact on surrounding properties of the property investment on which building permits were issued has been minimal. These new investments and existing property improvements have not stimulated widespread new private investment in the Clark Street and Ridge Avenue R.P.A.

Finding: The Redevelopment Project Area (Clark Street and Ridge Avenue R.P.A.) on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

But For....

The City is required to find that, but for the designation of the T.I.F. district and the use of tax increment financing, it is unlikely that significant investment will occur in the Clark Street and Ridge Avenue R.P.A.

Without the support of public resources, the redevelopment objectives of the Clark Street and Ridge Avenue R.P.A. would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to redevelop the Clark Street and Ridge Avenue R.P.A. as a mixed residential and support commercial district are expensive, and the private market, on its own, is not likely to absorb all of these costs. Site assembly and preparation resources, coupled with public infrastructure improvements and private property rehabilitation assistance are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Redevelopment Plan. T.I.F. funds will be used to fund land assembly, site preparation, infrastructure improvements, commercial improvements, and marketing programs directly in support of development projects and land uses. Accordingly, but for creation of the Clark Street and Ridge Avenue R.P.A., these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without T.I.F. designation for the Clark Street and Ridge Avenue R.P.A.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Clark Street and Ridge Avenue R.P.A. and the Clark Street and Ridge Avenue R.P.A. would not reasonably be anticipated to be developed.

#### Conformance To The Plans Of The City.

The Clark Street and Ridge Avenue R.P.A. and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

The proposed land Chicago uses described in this Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

#### Dates Of Completion.

This redevelopment project shall be completed by 2021. All obligations shall be retired no later than the earlier of 2021 or twenty (20) years from their date of issuance.

#### Financial Impact Of The Redevelopment Project.

Without the adoption of this Redevelopment Plan and tax increment financing, the Clark Street and Ridge Avenue R.P.A. is not expected to be redeveloped by private enterprise. There is a genuine prospect that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The lagging property values may lead to a dragging down of property values in surrounding areas. This situation could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the twenty-three (23) year life of the Clark Street and Ridge Avenue R.P.A.. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the Clark Street and Ridge Avenue R.P.A.



This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in E.A.V. over and above the certified initial E.A.V. (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the Clark Street and Ridge Avenue R.P.A.. At the time when the Clark Street and Ridge Avenue R.P.A. is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Clark Street and Ridge Avenue R.P.A. will be distributed to all taxing district levying taxes against property located in the Clark Street and Ridge Avenue R.P.A.. These revenues will then be available for use by the affected taxing districts.

#### Demand On Taxing District Services And Program To Address Financial And Service Impact.

The following major taxing districts presently levy taxes on properties located within the Clark Street and Ridge Avenue R.P.A. and maintain the listed facilities within the boundaries of the Clark Street and Ridge Avenue R.P.A., or within close proximity -- three (3) or four (4) blocks -- to the Clark Street and Ridge Avenue R.P.A. boundaries:

##### City of Chicago.

- Chicago Police Department 24<sup>th</sup> District -- Rogers Park Station  
(6464 North Clark Street).
- Chicago Fire Department Station House  
(1545 West Rosemont Avenue).
- 49<sup>th</sup> and 50<sup>th</sup> Ward Streets and Sanitation offices  
(6441 North Ravenswood Avenue).
- Rogers Park Library Branch  
(6907 North Clark Street).

##### Chicago Board of Education.

- Stephen K. Hayt Elementary School  
(1518 West Granville Avenue).
- Joyce Kilmer School  
(6700 North Greenview Avenue).

- Helen C. Peirce School of International Studies  
(1423 West Bryn Mawr Avenue).
- Sullivan High School  
(6631 North Bosworth Avenue).
- Senn Academy  
(5900 North Glenwood Avenue).
- Stone Leander Academy  
(6239 North Leavitt Street).

Chicago School Finance Authority.

Chicago Park District.

- Albion Playlot  
(1754 West Albion Avenue).
- Schreiber Playground  
(1552 West Schreiber Avenue).
- Emmerson Playground  
(1820 West Granville Avenue).
- Senn Park  
(5887 North Ridge Avenue).
- Senn Playlot  
(1501 West Elmdale Avenue).
- Number 491 Playground  
(1423 West Bryn Mawr Avenue).
- Mellin Playlot  
(5553 North Ashland Avenue).

Chicago Community College District 508.

Metropolitan Water Reclamation District of Greater Chicago.

County of Cook.

Cook County Forest Preserve District.

Map 6 illustrates the locations of facilities operated by the above listed taxing districts within close proximity to the Clark Street and Ridge Avenue R.P.A.

In 1994, the Act was amended to require an assessment of any financial impact of the Redevelopment Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the areas and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

Redevelopment activity may cause increased demand for services from one (1) or more of the above listed taxing districts. The estimated nature of these increased demands for services on these taxing districts, and the activities which address increased demand, are described below.

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

Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Additional costs to the City for police, fire, library circulation, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the Clark Street and Ridge Avenue R.P.A. can be handled adequately by City police, fire protection, library, sanitary collection and recycling services and programs maintained and operated by the City. In addition to several public service facilities operated by the City within the Clark Street and Ridge Avenue R.P.A., there are also public facilities in close proximity to the area, including a new and expanded Rogers Park Library branch. Therefore, no special programs are proposed for the City. In addition, to the extent that the revitalization efforts result in reduced crime and physical improvements which reduce the risk of fire, the Redevelopment Plan may actually result in some cost savings.

Chicago Board Of Education And Associated Agencies. General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of education services for kindergarten through twelfth grade.

It is likely that some families who purchase housing or rent new apartments in the Clark Street and Ridge Avenue R.P.A. will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust existing capacity. Many of the new home owners or renters may come from the immediate neighborhood and some of these families may send their children to private schools. Existing absorption capacity was verified through data provided by the office of Planning and Educational Programming at the Chicago Public Schools (C.P.S.). These data revealed that, for all the public schools that serve the Edgewater and Rogers Park community areas, the schools operate at approximately eighty-three percent (83%) of design capacity. While there is available design capacity to accommodate new students, this is tempered by C.P.S. policy that applies a threshold program capacity for elementary schools below one hundred percent (100%) of design capacity. According to C.P.S., elementary schools reach program capacity when they reach a utilization rate of eighty percent (80%) of their design capacity. This accounts for the recent expansions at both Hayt and Peirce schools. Stephen K. Hayt Elementary School's pre-expansion utilization rate was ninety-seven percent (97%) of design capacity. Helen C. Peirce School of International Studies pre-expansion utilization rate was one hundred eleven percent (111%) of design capacity.

Other data provided by C.P.S. revealed that the physical plant of many area schools is either in disrepair or out-of-date and will require improvements to maintain and meet future demands on these school facilities. The City will monitor development in the Clark Street and Ridge Avenue R.P.A. and, with the cooperation of the Board of Education, identify any increased demands for the services and capital improvements provided by the Board of Education which may result from any new residential project.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities through the City and for the provision of recreation programs.

The replacement of vacant and underutilized properties with residential and non-residential development may result in an increase in population within the Clark Street and Ridge Avenue R.P.A., which may result in additional demand for services from the district. It is expected that the households that may be added to the Clark Street and Ridge Avenue R.P.A., may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. The City will monitor development in the Clark Street and Ridge Avenue R.P.A. and, with the cooperation of the Chicago Park District, identify any increased demands for the services and capital improvements provided by the Chicago Park District which may result from any new residential development.

Community College District Number 508. This district is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

It is expected that any increase in demand for services from Community College District 508 can be handled adequately by the district's existing service capacity, programs and facilities. Therefore, at this time no special programs are proposed for this taxing district. Should demand increase, the City will work with the affected district to determine what, if any, program is necessary to provide adequate services.

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

It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Clark Street and Ridge Avenue R.P.A. can be handled adequately by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago. Therefore, no special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

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

It is expected that any increase in demand for Cook County services can be handled adequately by existing services and programs maintained and operated by the County. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

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

It is expected that any increase in demand for Forest Preserve services can be handled adequately by existing facilities and programs maintained and operated by the District. No special programs are proposed for the Forest Preserve.

Given the preliminary nature of the Redevelopment Plan, specific fiscal impacts

on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan.

7.

*Provisions For Amending Action Plan.*

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

8.

*Commitment To Fair Employment Practices  
And Affirmative Action Plan.*

The City is committed to and will require developers to follow and affirmatively implement the following principles with respect to this Redevelopment Plan.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, et cetera without regard to race, color, religion, sex, age, handicapped status, national origin, sexual preference, creed or ancestry.
- B. Meeting City standards for participation of Minority Business Enterprise and Women Business Enterprise businesses as required in redevelopment agreements.
- C. The commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D. Meeting City standards for the hiring of City residents to work on redevelopment project construction projects.

[Appendix 1 referred to in this Clark Street and Ridge Avenue  
Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan and  
Project constitutes Exhibit "C" to the ordinance  
and printed on pages 11740 through 11745  
of this Journal.]

[Appendix 2 referred to in this Clark Street and Ridge Avenue  
Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan and  
Project printed on pages 11717 through  
11722 of this Journal.]

[Map 2 referred to in this Clark Street and Ridge Avenue  
Redevelopment Project Area Tax Increment Financing  
District Eligibility Study, Redevelopment Plan  
and Project constitutes Exhibit "E" to  
the ordinance and printed on  
page 11747 of this Journal.]

[Maps 1, 3A, 3B, 3C, 3D, 3E, 3F, 4, 5 and 6 referred to  
in this Clark Street and Ridge Avenue Redevelopment  
Project Area Tax Increment Financing District  
Eligibility Study, Redevelopment Plan and  
Project printed on pages 11723 through  
11732 of this Journal.]

[Table 1 referred to in this Clark Street and Ridge Avenue  
Redevelopment Project Area Tax Increment Financing  
Eligibility Study, Redevelopment Plan and Project  
printed on pages 11733 through 11734 of  
this Journal.]

*Appendix 2.*  
 (To Clark Street And Ridge Avenue Redevelopment  
 Project Area Tax Increment Financing District  
 Eligibility Study, Redevelopment Plan  
 And Project)

*1997 Equalized Assessed Valuation By Permanent  
 Index Number.*  
 (Page 1 of 6)

Parcel Count	PIN	1997 EAV
1	11-31-407-010	\$ 84,059
2	11-31-407-011	\$ 69,495
3	11-31-407-012	\$ 318,493
4	11-31-407-013	\$ 211,198
5	11-31-407-014	\$ 89,652
6	11-31-407-015	\$ 94,885
7	11-31-407-016	\$ 160,409
8	11-31-407-017	\$ 57,689
9	11-31-407-018	\$ 48,793
10	11-31-407-019	\$ 62,690
11	11-31-407-020	\$ 99,466
12	11-31-407-021	\$ 92,117
13	11-31-407-022	EXEMPT
14	11-31-408-001	\$ 506,846
15	11-31-408-002	\$ 33,026
16	11-31-408-003	\$ 37,900
17	11-31-408-004	\$ 42,972
18	11-31-409-004	\$ 22,026
19	11-31-409-005	\$ 23,064
20	11-31-409-006	\$ 64,796
21	11-31-409-007	\$ 324,318
22	11-31-409-027	\$ 331,803
23	11-31-410-036	\$ 162,728
24	11-31-410-037	\$ 20,367
25	11-31-410-038	\$ 233,504
26	11-31-410-039	\$ 75,852
27	11-31-410-040	\$ 242,733
28	11-31-411-001	\$ 145,107
29	11-31-411-002	\$ 70,544
30	11-31-411-003	\$ 134,652
31	11-31-411-004	\$ 60,483
32	11-31-411-005	\$ 65,137

Parcel Count	PIN	1997 EAV
33	11-31-411-006	\$ 150,687
34	11-31-412-030	\$ 150,941
35	11-31-412-034	\$ 215,264
36	11-31-412-040	EXEMPT
37	11-31-413-001	\$ 83,087
38	11-31-413-002	\$ 40,941
39	11-31-413-003	\$ 63,199
40	11-31-413-004	\$ 54,419
41	11-31-413-005	\$ 156,947
42	11-31-413-006	\$ 71,331
43	11-31-413-007	\$ 80,519
44	11-31-413-008	\$ 83,573
45	11-31-414-048	\$ 210,107
46	11-31-414-049	\$ 286,294
47	11-31-414-050	\$ 111,706
48	11-31-414-051	\$ 238,186
49	11-31-415-006	\$ 67,162
50	11-31-415-007	\$ 23,612
51	11-31-415-008	\$ 9,472
52	11-31-415-009	\$ 9,111
53	11-31-415-010	\$ 34,122
54	11-31-415-011	\$ 168,648
55	11-31-415-012	\$ 71,971
56	11-31-415-013	\$ 30,183
57	11-31-415-014	\$ 346,940
58	11-31-415-015	\$ 98,091
59	11-31-415-025	\$ 449,616
60	11-31-416-028	EXEMPT
61	11-31-416-029	EXEMPT
62	11-31-416-030	EXEMPT
63	11-31-416-031	EXEMPT
64	11-31-416-036	\$ 254,660
65	11-31-416-037	\$ 117,083



*Appendix 2.*  
 (To Clark Street And Ridge Avenue Redevelopment  
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 Eligibility Study, Redevelopment Plan  
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*1997 Equalized Assessed Valuation By Permanent  
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 (Page 2 of 6)

Parcel Count	PIN	1997 EAV
66	11-31-416-040	\$ 221,062
67	11-31-416-077	EXEMPT
68	11-31-416-078	EXEMPT
69	11-31-416-079	EXEMPT
70	11-31-416-080	EXEMPT
71	11-31-416-083	EXEMPT
72	11-31-416-084	EXEMPT
73	11-31-416-086	\$ 361,434
74	11-31-416-092	EXEMPT
75	11-31-416-093	EXEMPT
76	11-31-416-094	EXEMPT
77	11-31-416-095	EXEMPT
78	11-31-416-096	EXEMPT
79	11-31-417-003	\$ 160,263
80	11-31-417-004	EXEMPT
81	11-31-417-005	EXEMPT
82	11-31-417-006	EXEMPT
83	11-31-420-012	\$ 25,881
84	11-31-420-013	\$ 52,581
85	11-31-420-014	\$ 52,691
86	11-31-420-015	\$ 158,073
87	11-31-420-016	\$ 43,006
88	11-31-420-017	\$ 166,432
89	11-31-420-018	\$ 69,908
90	11-31-420-019	\$ 42,705
91	11-31-420-020	\$ 46,386
92	11-31-420-021	\$ 61,259
93	11-32-322-016	EXEMPT
94	11-32-324-002	EXEMPT
95	11-32-325-010	EXEMPT
96	14-05-100-001	\$ 285,165
97	14-05-100-002	\$ 16,147
98	14-05-100-003	\$ 58,076
99	14-05-100-004	\$ 114,126
100	14-05-100-005	\$ 120,074
101	14-05-100-006	\$ 129,091
102	14-05-102-001	\$ 113,726

Parcel Count	PIN	1997 EAV
103	14-05-102-002	\$ 41,699
104	14-05-102-003	\$ 63,032
105	14-05-102-004	\$ 42,544
106	14-05-102-005	\$ 47,867
107	14-05-102-006	\$ 78,452
108	14-05-102-007	\$ 121,196
109	14-05-108-002	\$ 120,046
110	14-05-108-003	\$ 81,540
111	14-05-108-004	\$ 111,861
112	14-05-108-006	EXEMPT
113	14-05-108-007	EXEMPT
114	14-05-108-037	\$ 62,327
115	14-05-108-038	\$ 220,518
116	14-05-108-039	\$ 117,594
117	14-05-108-040	\$ 40,913
118	14-05-110-008	EXEMPT
119	14-05-110-009	EXEMPT
120	14-05-110-010	EXEMPT
121	14-05-110-004	\$ 83,874
122	14-05-110-005	\$ 87,892
123	14-05-110-006	\$ 108,017
124	14-05-110-007	\$ 108,941
125	14-05-110-012	\$ 61,708
126	14-05-110-013	EXEMPT
127	14-05-110-014	\$ 35,983
128	14-05-110-016-1001	\$ 30,899
129	14-05-110-016-1002	\$ 22,834
130	14-05-110-016-1003	\$ 20,264
131	14-05-110-016-1004	\$ 20,264
132	14-05-110-016-1005	\$ 13,065
133	14-05-116-001	\$ 51,565

*Appendix 2.*  
 (To Clark Street And Ridge Avenue Redevelopment  
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*1997 Equalized Assessed Valuation By Permanent  
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Parcel Count	PIN	1997 EAV
134	14-05-116-002	\$ 38,038
135	14-05-116-003	\$ 34,877
136	14-05-116-004	\$ 91,143
137	14-05-116-017	\$ 147,219
138	14-05-116-018	\$ 27,656
139	14-05-116-019	\$ 27,656
140	14-05-120-001	\$ 361,860
141	14-05-120-017	\$ 297,926
142	14-05-123-001	\$ 47,082
143	14-05-123-002	\$ 55,725
144	14-05-123-003	\$ 52,693
145	14-05-123-019	\$ 41,788
146	14-05-123-020	\$ 46,029
147	14-05-123-021	\$ 189,129
148	14-05-126-001	\$ 45,933
149	14-05-126-002	\$ 28,191
150	14-05-126-003	\$ 26,436
151	14-05-126-004	\$ 8,200
152	14-05-126-033	\$ 488,722
153	14-05-300-001	\$ 233,235
154	14-05-300-008	EXEMPT
155	14-05-300-009	EXEMPT
156	14-05-300-010	EXEMPT
157	14-05-300-011	EXEMPT
158	14-05-300-012	EXEMPT
159	14-05-300-013	EXEMPT
160	14-05-300-014	EXEMPT
161	14-05-300-015	EXEMPT
162	14-05-300-016	EXEMPT
163	14-05-300-017	EXEMPT
164	14-05-300-018	EXEMPT
165	14-05-300-019	EXEMPT
166	14-05-300-020	EXEMPT
167	14-05-300-021	EXEMPT

Parcel Count	PIN	1997 EAV
168	14-05-300-022	EXEMPT
169	14-05-300-034	\$ 108,517
170	14-05-300-035	\$ 140,078
171	14-05-305-015	EXEMPT
172	14-05-305-018	EXEMPT
173	14-05-305-019	EXEMPT
174	14-05-305-020	EXEMPT
175	14-05-305-021	EXEMPT
176	14-05-305-023	EXEMPT
177	14-05-305-024	EXEMPT
178	14-05-305-025	EXEMPT
179	14-05-305-026	EXEMPT
180	14-05-305-027	EXEMPT
181	14-05-305-028	EXEMPT
182	14-05-305-029	EXEMPT
183	14-05-305-034	EXEMPT
184	14-05-305-035	\$ 51,372
185	14-05-306-001	\$ 797,693
186	14-05-306-002	\$ 133,378
187	14-05-306-003	\$ 138,795
188	14-05-306-004	\$ 166,144
189	14-05-306-006	\$ 36,194
190	14-05-306-007	\$ 27,792
191	14-05-306-010	\$ 100,725
192	14-05-306-011	\$ 99,120
193	14-05-306-012	\$ 40,341
194	14-05-306-014	\$ 52,461
195	14-05-306-015	\$ 39,993
196	14-05-306-016	\$ 1,566,548
197	14-05-306-017	\$ 50,121
198	14-05-306-018	\$ 31,490
199	14-05-307-001	EXEMPT
200	14-05-311-001	\$ 208,892
201	14-05-311-002	\$ 32,966

*Appendix 2.*

(To Clark Street And Ridge Avenue Redevelopment  
Project Area Tax Increment Financing District  
Eligibility Study, Redevelopment Plan  
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*1997 Equalized Assessed Valuation By Permanent  
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Parcel Count	PIN	1997 EAV
202	14-05-311-003	\$ 34,700
203	14-05-311-004	\$ 2,703
204	14-05-311-005	\$ 32,500
205	14-05-311-006	\$ 32,294
206	14-05-311-049	EXEMPT
207	14-05-311-053	\$ 36,346
208	14-05-311-054	\$ 52,386
209	14-05-316-003	\$ 44,469
210	14-05-316-004	\$ 163,316
211	14-05-316-005	\$ 44,650
212	14-05-316-071	\$ 90,514
213	14-05-316-072	\$ 100,233
214	14-05-319-001	EXEMPT
215	14-05-319-002	EXEMPT
216	14-05-320-001	\$ 150,887
217	14-05-320-002	\$ 66,425
218	14-05-320-003	\$ 63,857
219	14-05-320-004	\$ 141,310
220	14-05-320-005	\$ 102,737
221	14-05-320-006	\$ 123,078
222	14-05-320-007	\$ 364,004
223	14-05-320-008	EXEMPT
224	14-05-321-001	\$ 106,053
225	14-05-321-002	\$ 86,457
226	14-05-321-003	\$ 68,075
227	14-05-321-004	\$ 101,355
228	14-05-325-001	\$ 1,149,803
229	14-05-326-003	\$ 99,271
230	14-05-326-004	\$ 454,982
231	14-05-326-061	\$ 174,802
232	14-05-326-062	\$ 102,092
233	14-05-326-063	\$ 141,213
234	14-05-329-001	\$ 288,771
235	14-05-329-002	\$ -64,482

Parcel Count	PIN	1997 EAV
236	14-05-329-003	\$ 152,815
237	14-05-329-004	\$ 153,509
238	14-05-329-005	\$ 85,279
239	14-05-329-009	\$ 197,411
240	14-05-329-010	\$ 131,846
241	14-05-330-001	\$ 232,189
242	14-05-330-002	\$ 56,561
243	14-05-330-003	\$ 87,391
244	14-05-330-004	\$ 59,673
245	14-05-330-005	\$ 217,054
246	14-06-116-039	EXEMPT
247	14-06-116-040	\$ 169,989
248	14-06-116-041	EXEMPT
249	14-06-116-047	\$ 220,819
250	14-06-116-073	\$ 493,454
251	14-06-204-012	\$ 184,999
252	14-06-204-013	\$ 63,272
253	14-06-204-014	\$ 64,005
254	14-06-204-015	\$ 154,583
255	14-06-204-018	\$ 255,719
256	14-06-204-017	\$ 48,148
257	14-06-204-018	\$ 39,684
258	14-06-204-019	\$ 245,952
259	14-06-207-016	\$ 285,946
260	14-06-207-017	\$ 22,731
261	14-06-207-029	\$ 210,100
262	14-06-207-030	\$ 143,454
263	14-06-207-031	\$ 96,829
264	14-06-211-007	\$ 1,812,438
265	14-06-215-010	\$ 37,077
266	14-06-215-011	\$ 34,898
267	14-06-215-012	EXEMPT
268	14-06-215-013	EXEMPT
269	14-06-215-014	\$ 29,479

## Appendix 2.

(To Clark Street And Ridge Avenue Redevelopment  
Project Area Tax Increment Financing District  
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1997 Equalized Assessed Valuation By Permanent  
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Parcel Count	PIN	1997 EAV
270	14-06-215-015	\$ 6,980
271	14-06-215-016	\$ 29,678
272	14-06-215-017	\$ 34,963
273	14-06-215-018	\$ 9,599
274	14-06-215-019	\$ 31,666
275	14-06-215-020	\$ 34,952
276	14-06-215-021	\$ 28,237
277	14-06-215-023	\$ 32,777
278	14-06-215-024	\$ 33,968
279	14-06-215-025	\$ 35,614
280	14-06-215-026	\$ 57,159
281	14-06-215-027	\$ 30,663
282	14-06-215-028	\$ 26,904
283	14-06-215-029	\$ 28,430
284	14-06-215-030	\$ 30,493
285	14-06-215-031	\$ 29,279
286	14-06-215-032	\$ 31,565
287	14-06-215-033	\$ 23,610
288	14-06-215-034	\$ 27,682
289	14-06-215-035	\$ 29,631
290	14-06-215-036	\$ 276,142
291	14-06-215-056	\$ 34,490
292	14-06-215-057	\$ 37,872
293	14-06-217-019	\$ 234,116
294	14-06-217-024	\$ 111,509
295	14-06-217-025	\$ 109,568
296	14-06-217-027	\$ 25,284
297	14-06-217-028	\$ 36,372
298	14-06-217-029	\$ 24,618
299	14-06-217-030	\$ 66,122
300	14-06-217-032	\$ 24,298
301	14-06-217-033	\$ 25,174
302	14-06-217-034	\$ 141,950
303	14-06-217-035	EXEMPT

Parcel Count	PIN	1997 EAV
304	14-06-217-036	\$ 248,791
305	14-06-217-037	\$ 39,181
306	14-06-217-038	\$ 38,859
307	14-06-217-039	\$ 57,823
308	14-06-217-040	\$ 79,198
309	14-06-217-071	EXEMPT
310	14-06-221-029	\$ 28,314
311	14-06-221-030	\$ 31,284
312	14-06-221-031	\$ 23,610
313	14-06-221-032	\$ 27,555
314	14-06-221-033	\$ 26,528
315	14-06-221-034	\$ 27,055
316	14-06-221-035	\$ 24,231
317	14-06-221-036	\$ 8,864
318	14-06-221-037	\$ 119,264
319	14-06-221-038	\$ 110,707
320	14-06-221-039	\$ 39,058
321	14-06-221-040	\$ 39,321
322	14-06-221-041	\$ 276,768
323	14-06-222-014	\$ 30,592
324	14-06-222-015	\$ 66,738
325	14-06-222-016	\$ 27,375
326	14-06-222-017	\$ 61,486
327	14-06-222-018	\$ 29,083
328	14-06-222-019	\$ 19,291
329	14-06-222-020	\$ 19,523
330	14-06-222-021	\$ 19,523
331	14-06-222-023	\$ 441,524
332	14-06-222-024	\$ 192,898
333	14-06-222-025	\$ 121,864
334	14-06-222-027	\$ 150,651
335	14-06-222-029	\$ 298,076
336	14-06-222-071	EXEMPT
337	14-06-222-072	\$ 96,155

*Appendix 2.*  
 (To Clark Street And Ridge Avenue Redevelopment  
 Project Area Tax Increment Financing District  
 Eligibility Study, Redevelopment Plan  
 And Project)

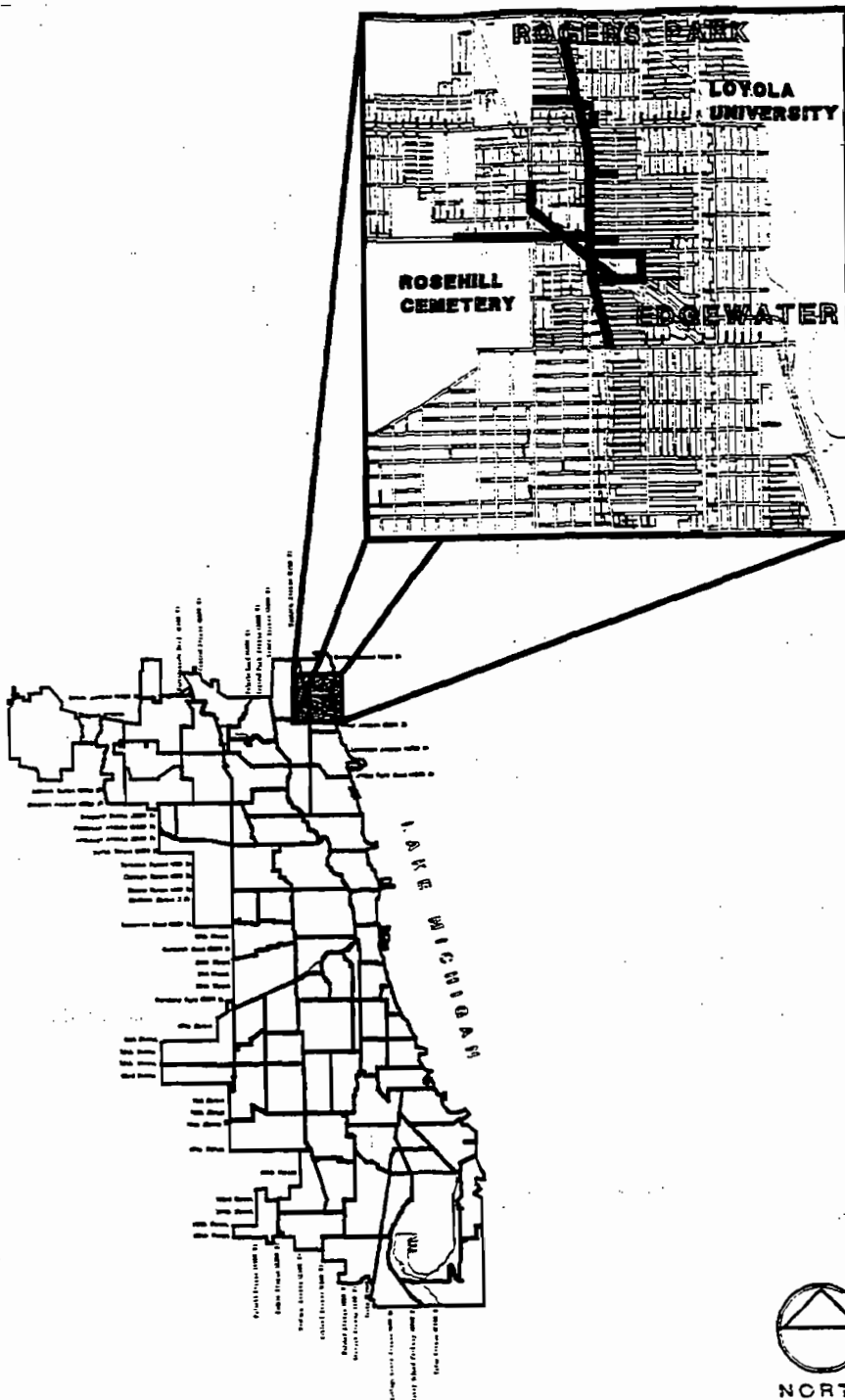
*1997 Equalized Assessed Valuation By Permanent  
 Index Number.*  
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Parcel Count	PIN	1997 EAV
338	14-06-222-078	\$ 293,967
339	14-06-222-079	\$ 32,066
340	14-06-223-003	\$ 356,545
341	14-06-223-005	\$ 87,697
342	14-06-224-002	\$ 417,869
343	14-06-224-008	\$ 14,303
344	14-06-224-009	\$ 34,101
345	14-06-225-005	\$ 451,265
346	14-06-225-007	\$ 70,643
347	14-06-225-009	\$ 15,844
348	14-06-225-010	\$ 260,361
349	14-06-226-001	EXEMPT
350	14-06-226-002	EXEMPT
351	14-06-226-006	EXEMPT
352	14-06-226-007	EXEMPT
353	14-06-226-008	EXEMPT
354	14-06-226-009	EXEMPT
355	14-06-226-010	EXEMPT
356	14-06-226-011	EXEMPT
357	14-06-226-012	EXEMPT
358	14-06-226-013	EXEMPT
359	14-06-226-016	EXEMPT
360	14-06-226-020	EXEMPT
361	14-06-226-021	EXEMPT
362	14-06-226-024	EXEMPT
363	14-06-226-026	EXEMPT
364	14-06-226-027	EXEMPT
365	14-06-226-028	\$ 472,341
366	14-06-226-029	EXEMPT
367	14-06-226-030	EXEMPT

Parcel Count	PIN	1997 EAV
368	14-06-402-001	\$ 139,902
369	14-06-402-004	\$ 279,355
370	14-06-402-005	\$ 249,055
371	14-06-402-006	\$ 131,841
372	14-06-403-001	\$ 23,924
373	14-06-403-002	\$ 81,845
374	14-06-403-003	\$ 81,845
375	14-06-403-004	\$ 81,845
376	14-06-403-005	\$ 81,845
377	14-06-403-006	\$ 128,586
378	14-06-403-022	\$ 424,994
379	14-06-403-023	\$ 123,061
380	14-06-403-027	\$ 371,429
381	14-06-403-028	\$ 108,769
382	14-06-406-017	\$ 183,931
383	14-06-406-018	EXEMPT
384	14-06-406-019	\$ 267,598
385	14-06-406-020	\$ 55,745
386	14-06-406-026	\$ 221,203
387	14-06-406-042	\$ 191,360
388	14-06-500-004	EXEMPT
389	14-08-100-001	EXEMPT
390	14-08-100-002	\$ 131,906
391	14-08-100-003	EXEMPT
392	14-08-101-001	\$ 118,774
393	14-08-101-009	\$ 71,790
394	14-08-101-012	\$ 201,116
395	14-08-101-028	\$ 164,389
396	14-08-101-029	EXEMPT
<b>Total</b>		<b>\$ 39,326,351</b>

*Map 1.*  
 (To Clark Street And Ridge Avenue Redevelopment  
 Project Area Tax Increment Financing District  
 Eligibility Study, Redevelopment  
 Plan And Project)

*Community Context Map.*



CITY OF CHICAGO

CLARK STREET AND RIDGE AVENUE REDEVELOPMENT PROJECT AREA

COMMUNITY CONTEXT MAP MAP 1

LEGEND

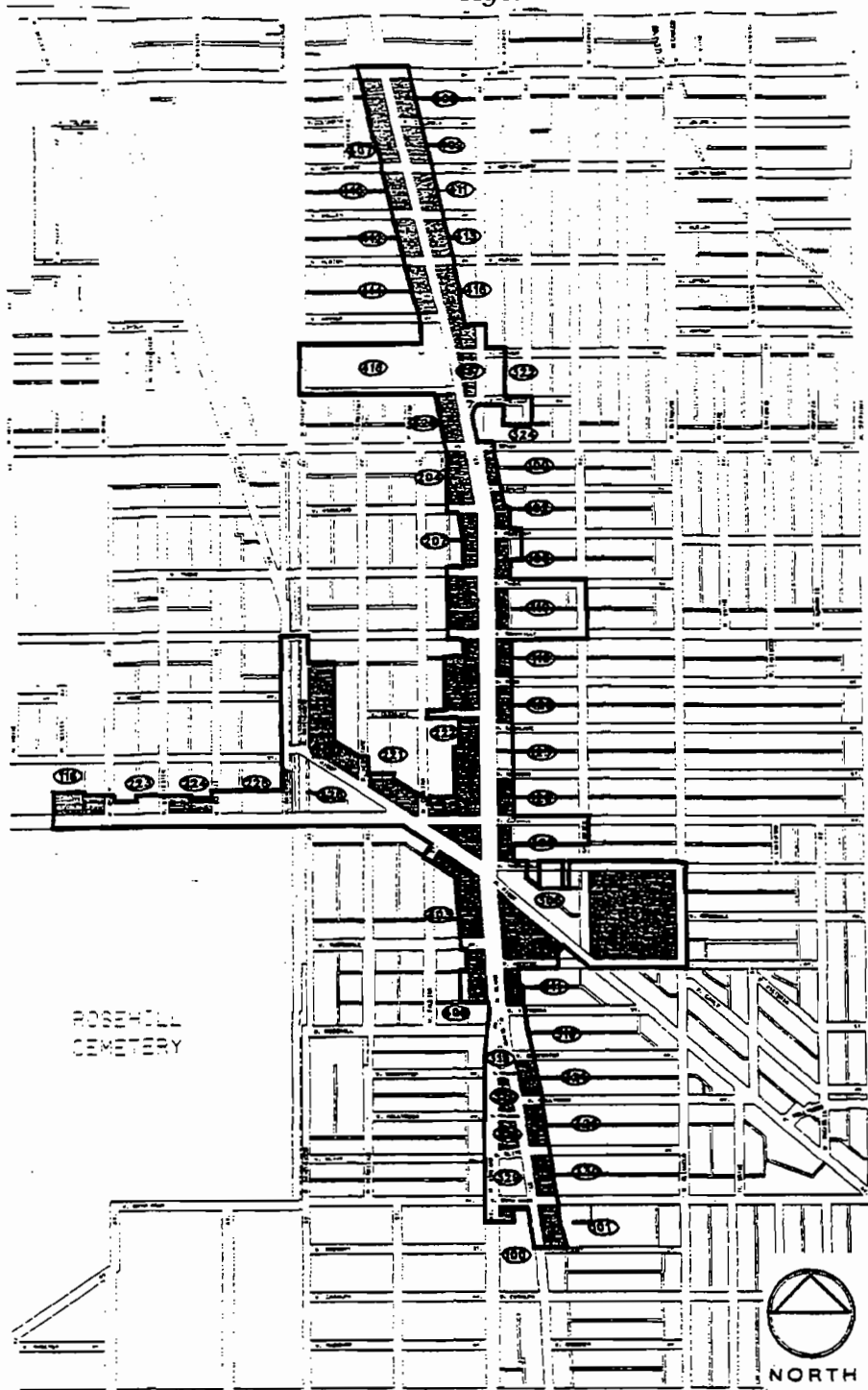
April 1999



**S. B. Friedman & Company**  
 Real Estate Appraisers and Consultants  
 Corbett T. Corbett, Inc.  
 Architects - Planners - Construction Managers

Map 3A.  
 (To Clark Street And Ridge Avenue Redevelopment  
 Project Area Tax Increment Financing District  
 Eligibility Study, Redevelopment  
 Plan And Project)

Age.



CITY  
OF  
CHICAGO

CLARK  
STREET  
&  
RIDGE  
AVENUE

REDEVELOPMENT  
PROJECT  
AREA

CONSERVATION  
FACTORS  
MAP

AGE  
MAP 3A

LEGEND

- TIF BOUNDARY
- BLOCK NUMBER\*
- ▨ AGE

\*BASED ON COOK COUNTY PROPERTY INDEX  
REVISIONS (P-1-0) SYSTEM

April 1999

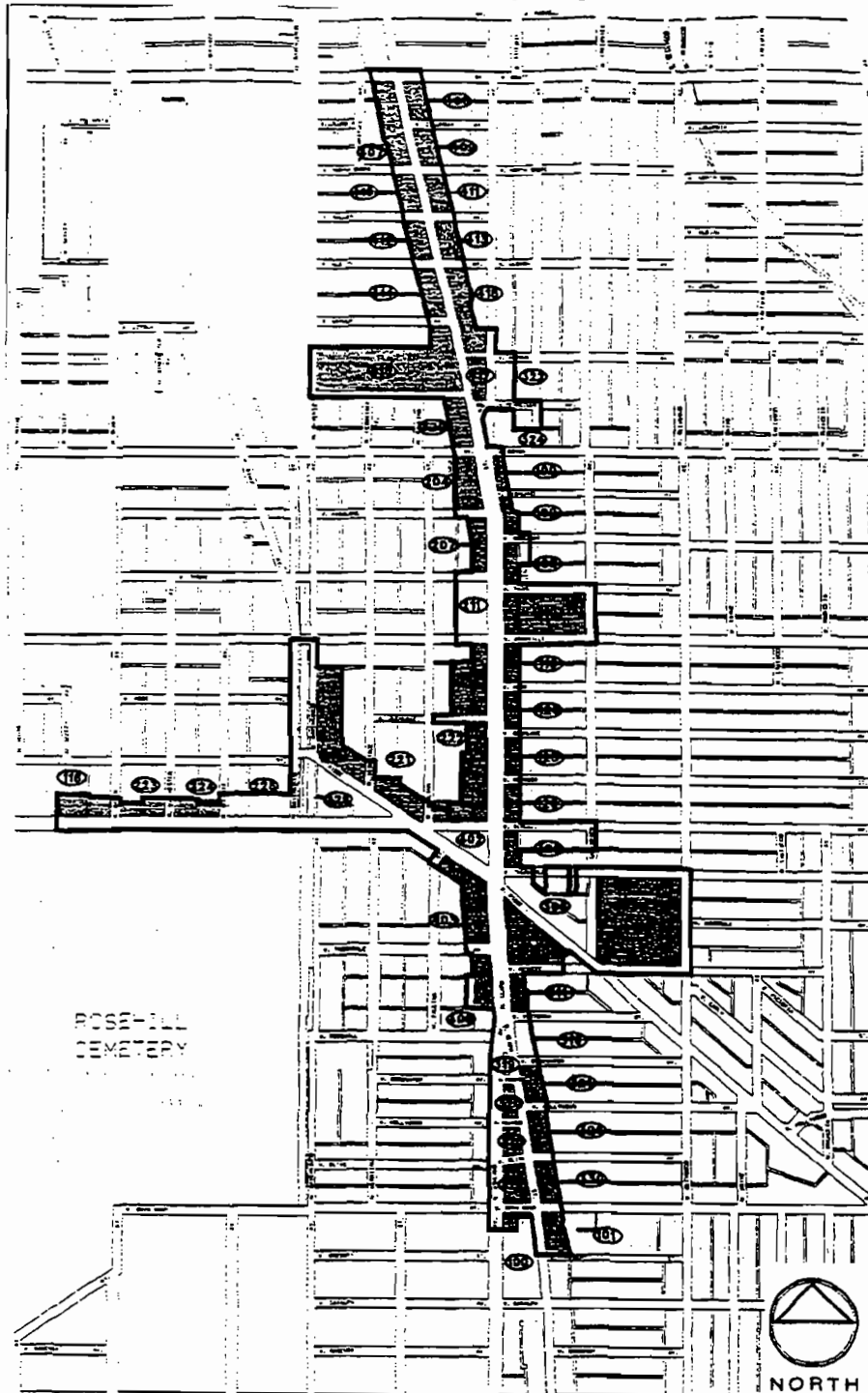
*S. B. Friedman & Company*  
and their divisions and associated companies

**Camobell Titus Camobell, Inc.**  
Insurance • Appraisals • Construction Management



Map 3B.  
 (To Clark Street And Ridge Avenue Redevelopment  
 Project Area Tax Increment Financing District  
 Eligibility Study, Redevelopment  
 Plan And Project)

Depreciation Of Physical Maintenance.



CITY OF CHICAGO

CLARK STREET & RIDGE AVENUE

REDEVELOPMENT PROJECT AREA

CONSERVATION FACTORS MAP  
 DEPRECIATION OF PHYSICAL MAINTENANCE  
 MAP 3B

LEGEND

- TIF BOUNDARY
- BLOCK NUMBER
- DEPRECIATION OF PHYSICAL MAINTENANCE

BASED ON COOK COUNTY PROPERTY MAP NUMBERING SYSTEM

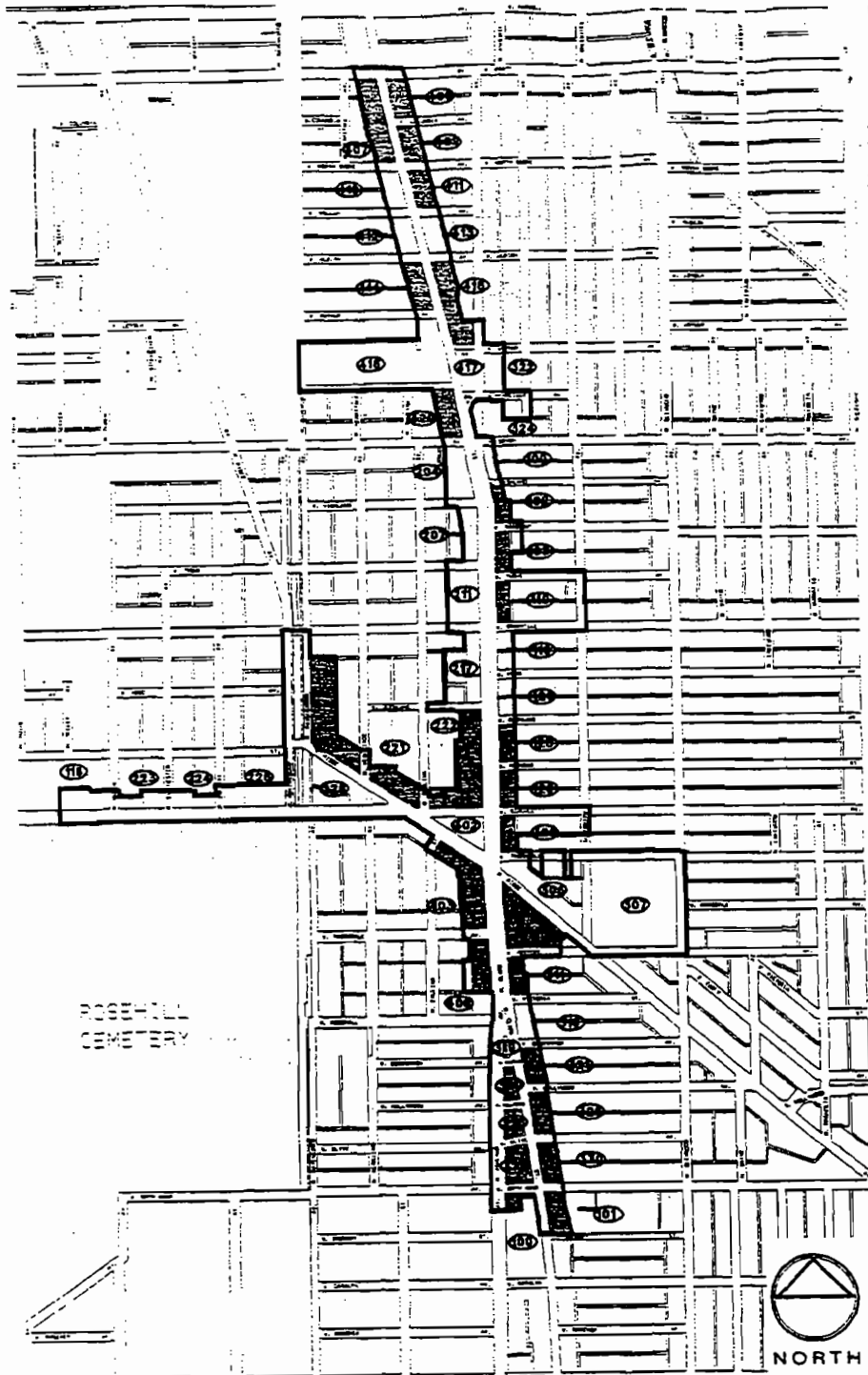
April 1999

S. B. Friedman & Company  
 Real Estate Appraisers and Environmental Assessors  
 Campbell & Campbell, Inc.  
 Architects - Planners - Conservation Maps



Map 3C.  
 (To Clark Street And Ridge Avenue Redevelopment  
 Project Area Tax Increment Financing District  
 Eligibility Study, Redevelopment  
 Plan And Project)

Deterioration.



CITY OF CHICAGO

CLARK STREET & RIDGE AVENUE

REDEVELOPMENT PROJECT AREA

CONSERVATION FACTORS MAP

DETERIORATION

MAP 3C

LEGEND

— TIF BOUNDARY

Ⓢ BLOCK NUMBER

■ DETERIORATION

ROBERTS HILL CEMETERY

BASED ON COOK COUNTY PROPERTY MAPS NUMBERS (7-4) SYSTEM

April 1999

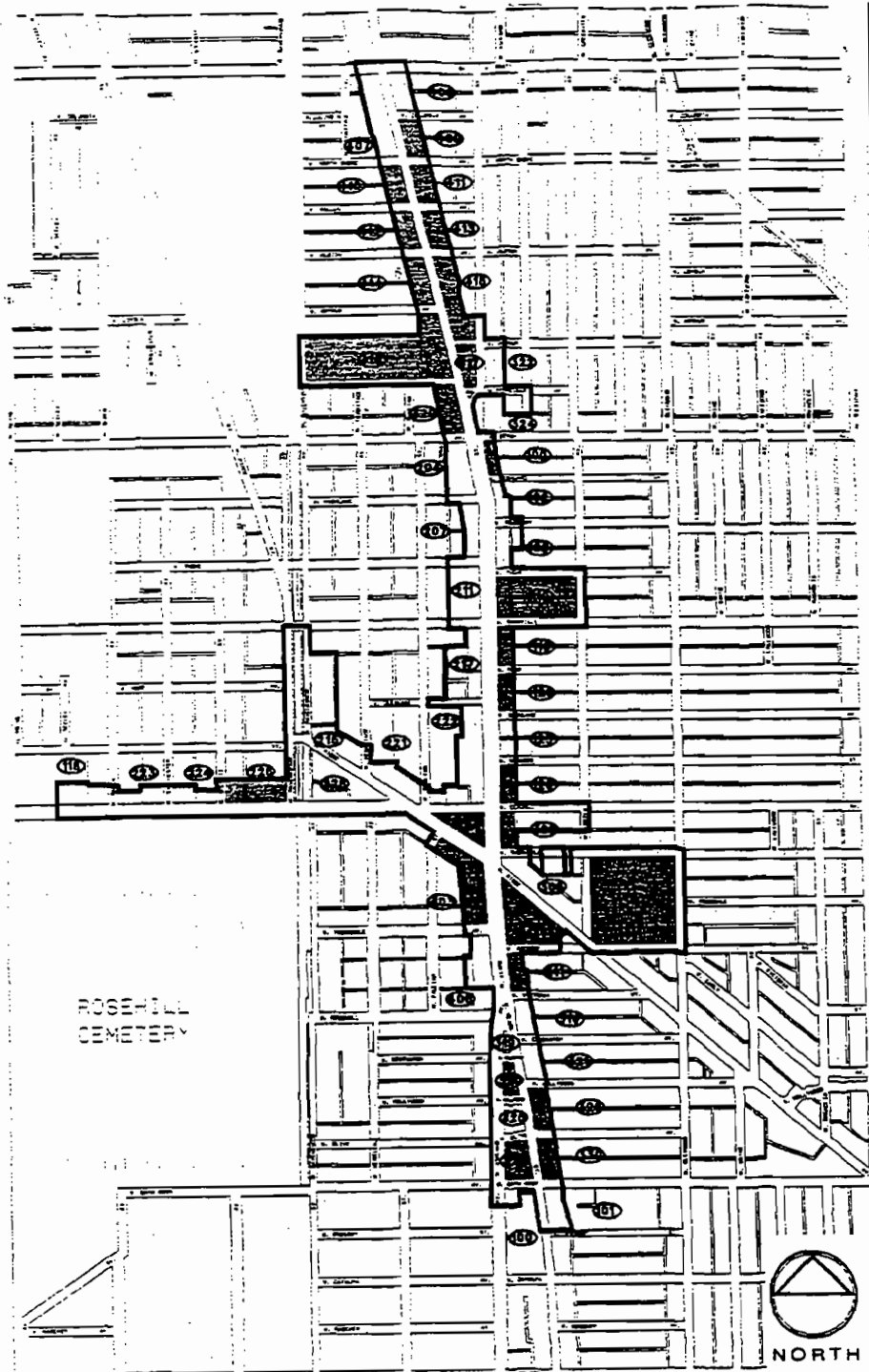
S. B. Friedman & Company

Compeh-Tu Compeh-nc



Map 3D.  
 (To Clark Street And Ridge Avenue Redevelopment  
 Project Area Tax Increment Financing District  
 Eligibility Study, Redevelopment  
 Plan And Project)

Structures Below Minimum Code.



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AVENUE

REDEVELOPMENT  
PROJECT  
AREA

CONSERVATION  
FACTORS  
MAP  
STRUCTURES BELOW  
MINIMUM CODE  
MAP 3D

LEGEND

— TIF BOUNDARY

Ⓢ BLOCK NUMBER\*

■ BELOW  
MINIMUM CODE

\*BASED ON COOK COUNTY PROPERTY MAPS  
REGISTERED 1944-88 EDITION

April 1999

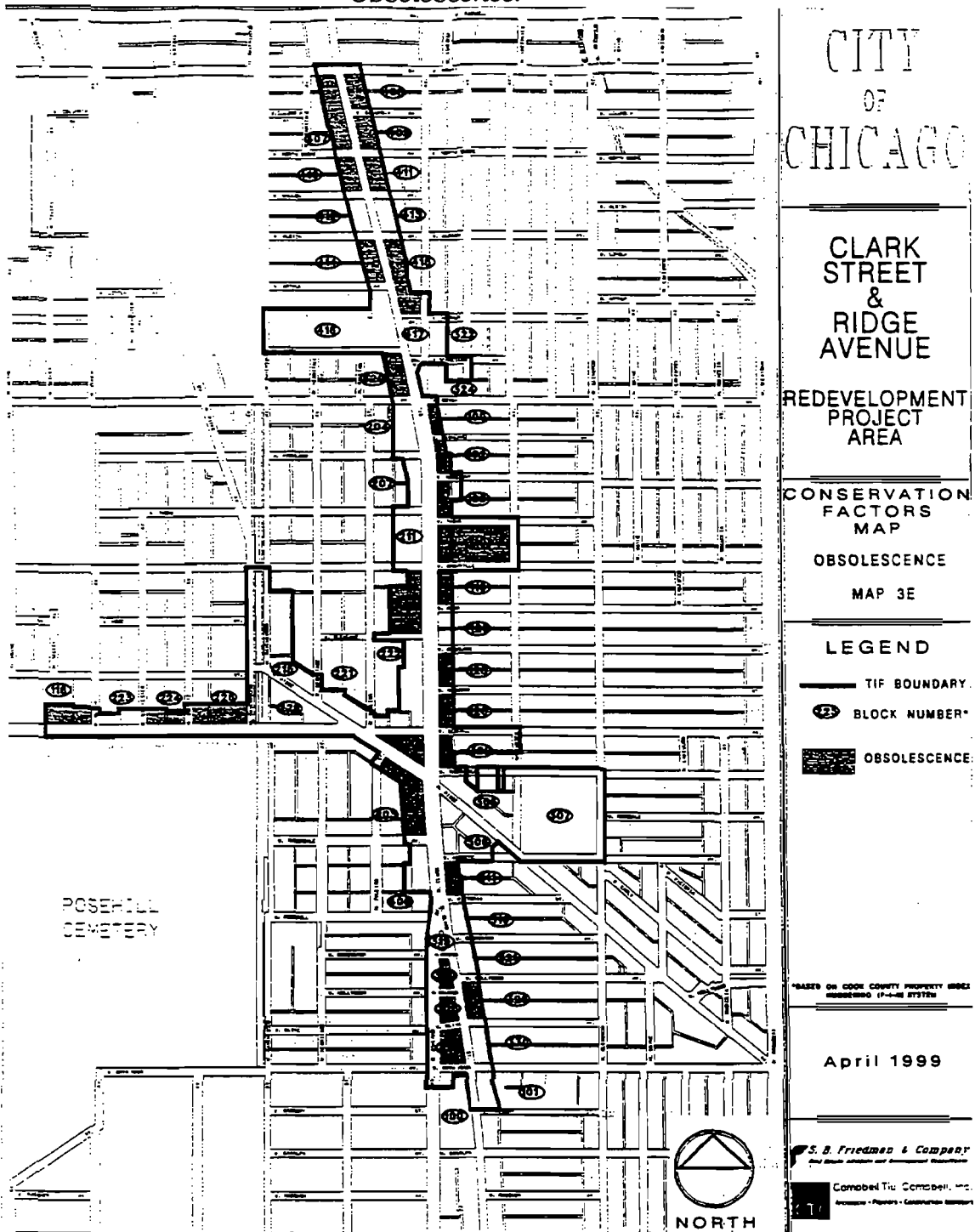
S. B. Friedman & Company  
Real Estate Appraisers and Development Consultants

Campbell Tilo Campbell, Inc.  
Engineers - Planners - Construction Managers

NORTH

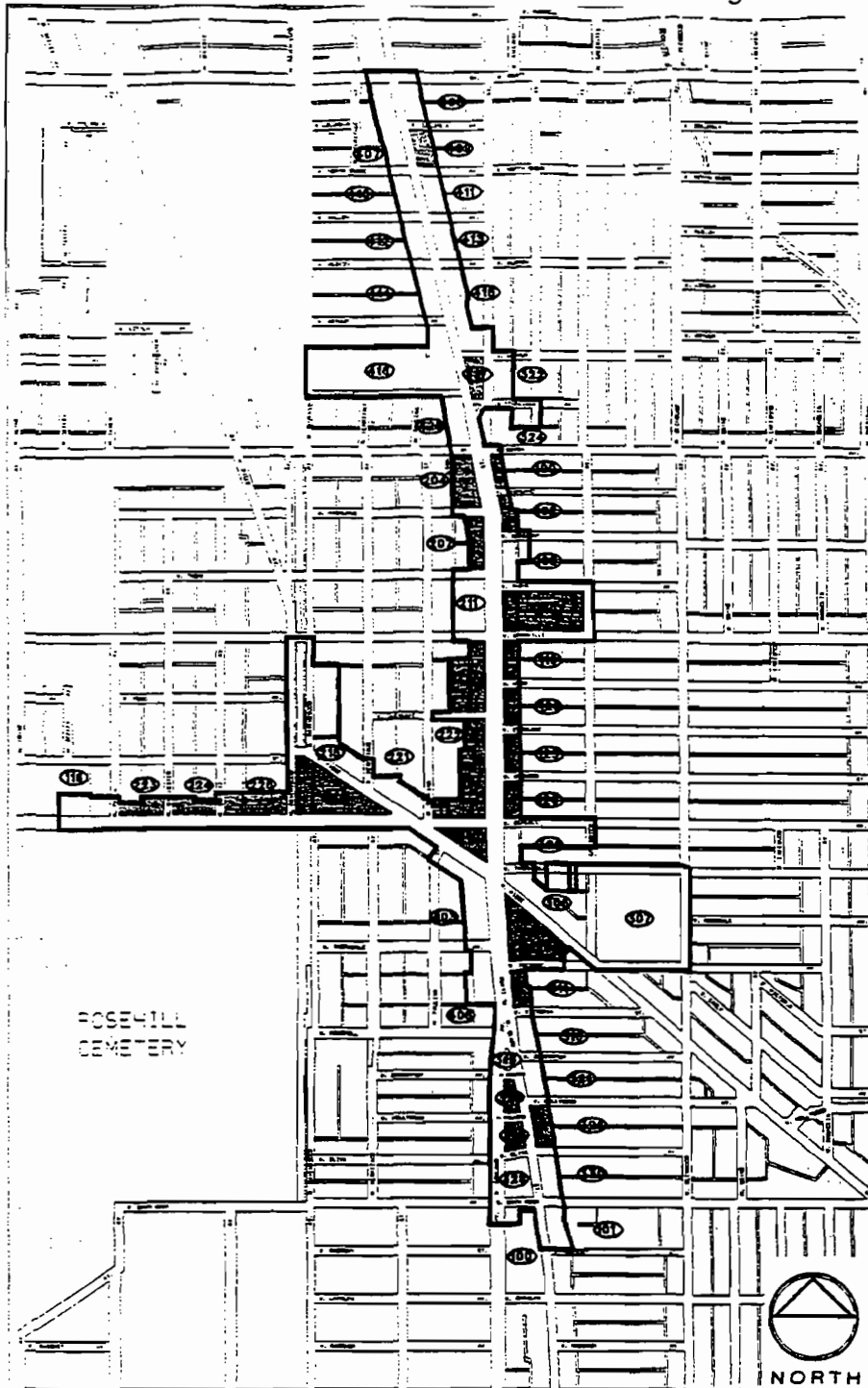
Map 3E.  
 (To Clark Street And Ridge Avenue Redevelopment  
 Project Area Tax Increment Financing District  
 Eligibility Study, Redevelopment  
 Plan And Project)

Obsolescence.



*Map 3F.*  
 (To Clark Street And Ridge Avenue Redevelopment  
 Project Area Tax Increment Financing District  
 Eligibility Study, Redevelopment  
 Plan And Project)

*Deleterious Land-Use Or Layout.*



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&  
RIDGE  
AVENUE  
REDEVELOPMENT  
PROJECT  
AREA

CONSERVATION  
FACTORS  
MAP  
DELETERIOUS  
LAND USE  
OR LAYOUT  
MAP 3F

LEGEND

- TIF BOUNDARY
- Ⓢ BLOCK NUMBER\*
- DELETERIOUS LAND USE OR LAYOUT

\*BASED ON COOK COUNTY PROPERTY INDEX NUMBERING (P.A.-6) SYSTEM

April 1999

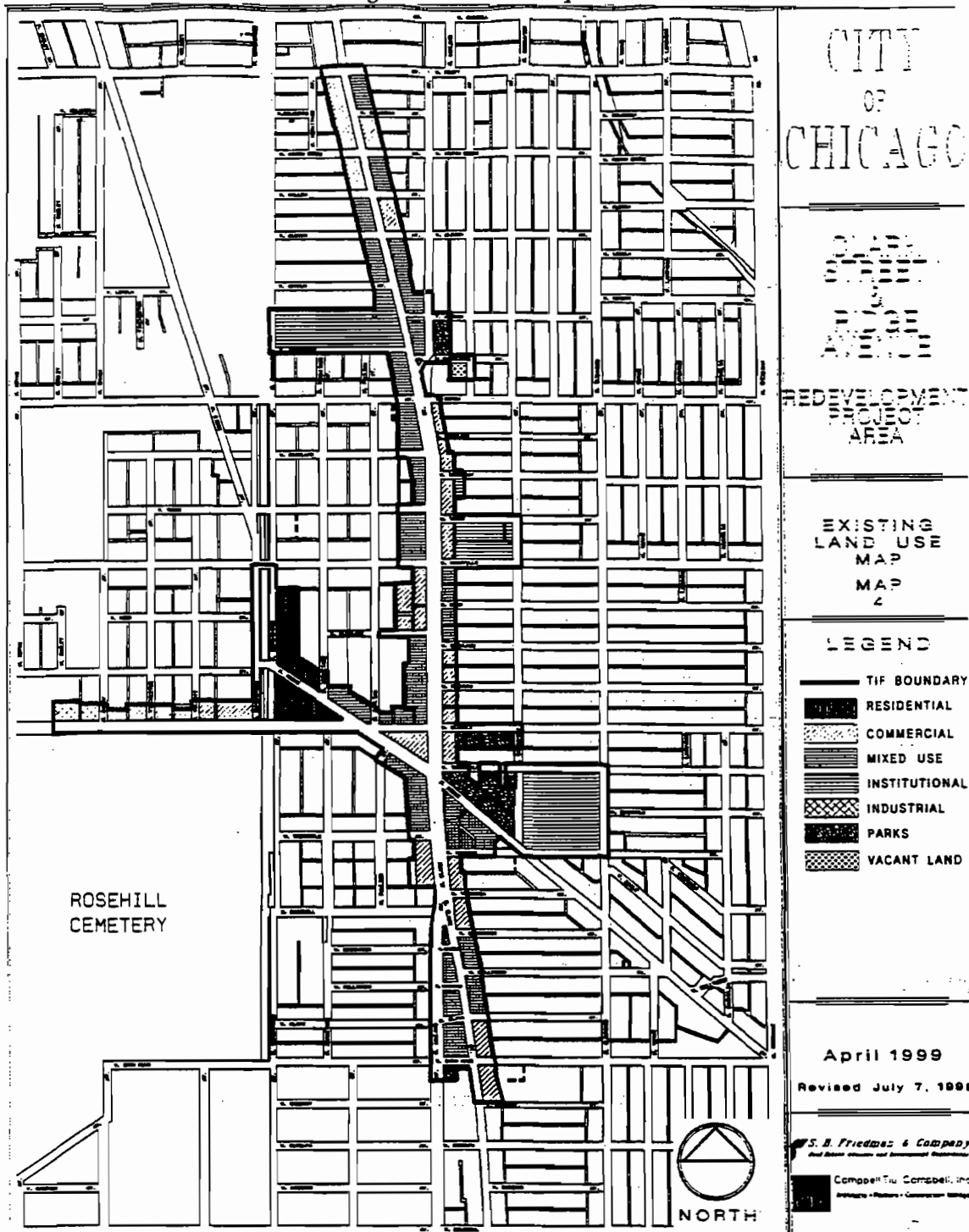
*S. B. Friedman & Company*  
*Real Estate Advisors and Environmental Consultants*

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 Planning • Planning • Construction Services



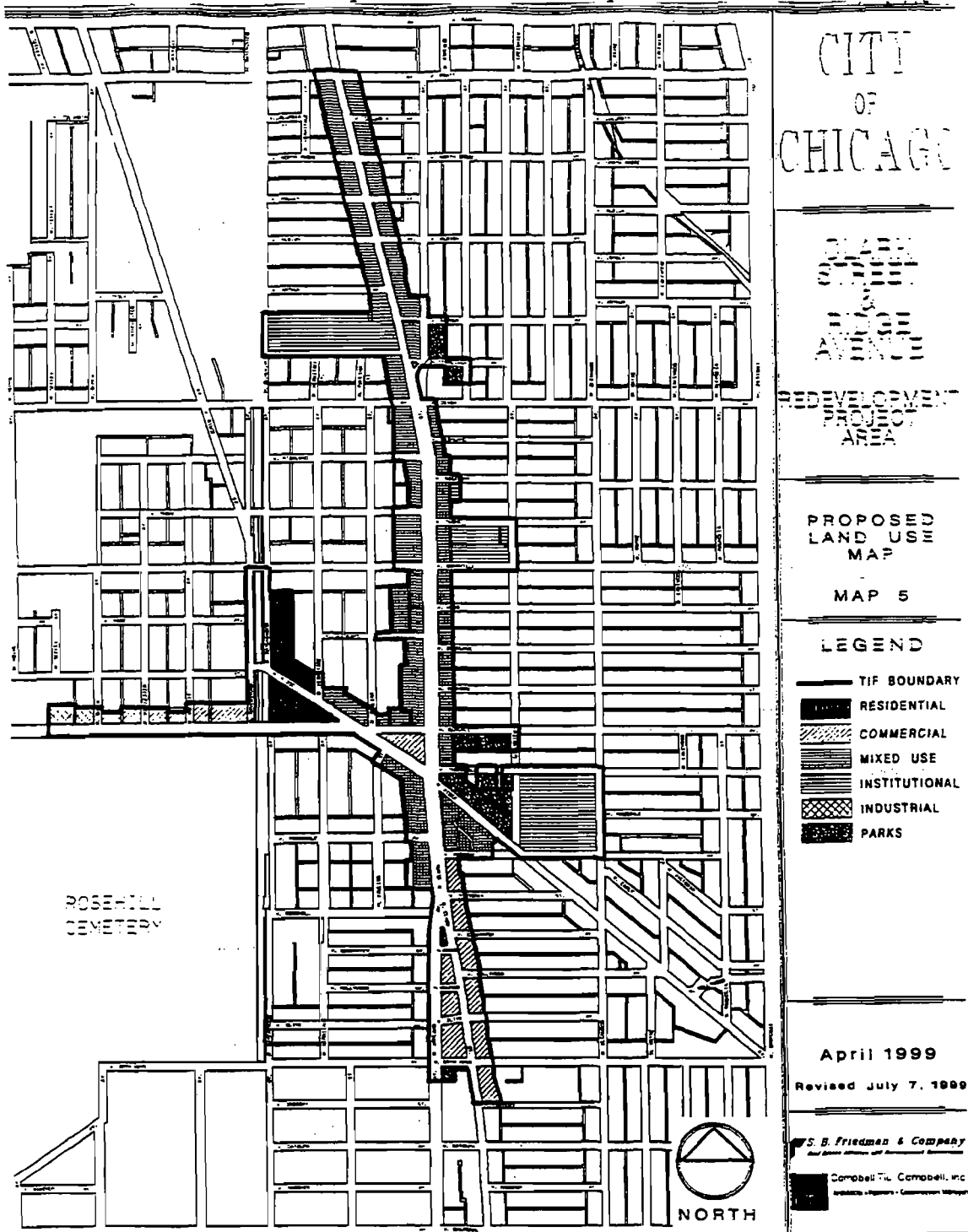
Map 4.  
 (To Clark Street And Ridge Avenue Redevelopment  
 Project Area Tax Increment Financing District  
 Eligibility Study, Redevelopment  
 Plan And Project)

Existing Land-Use Map.



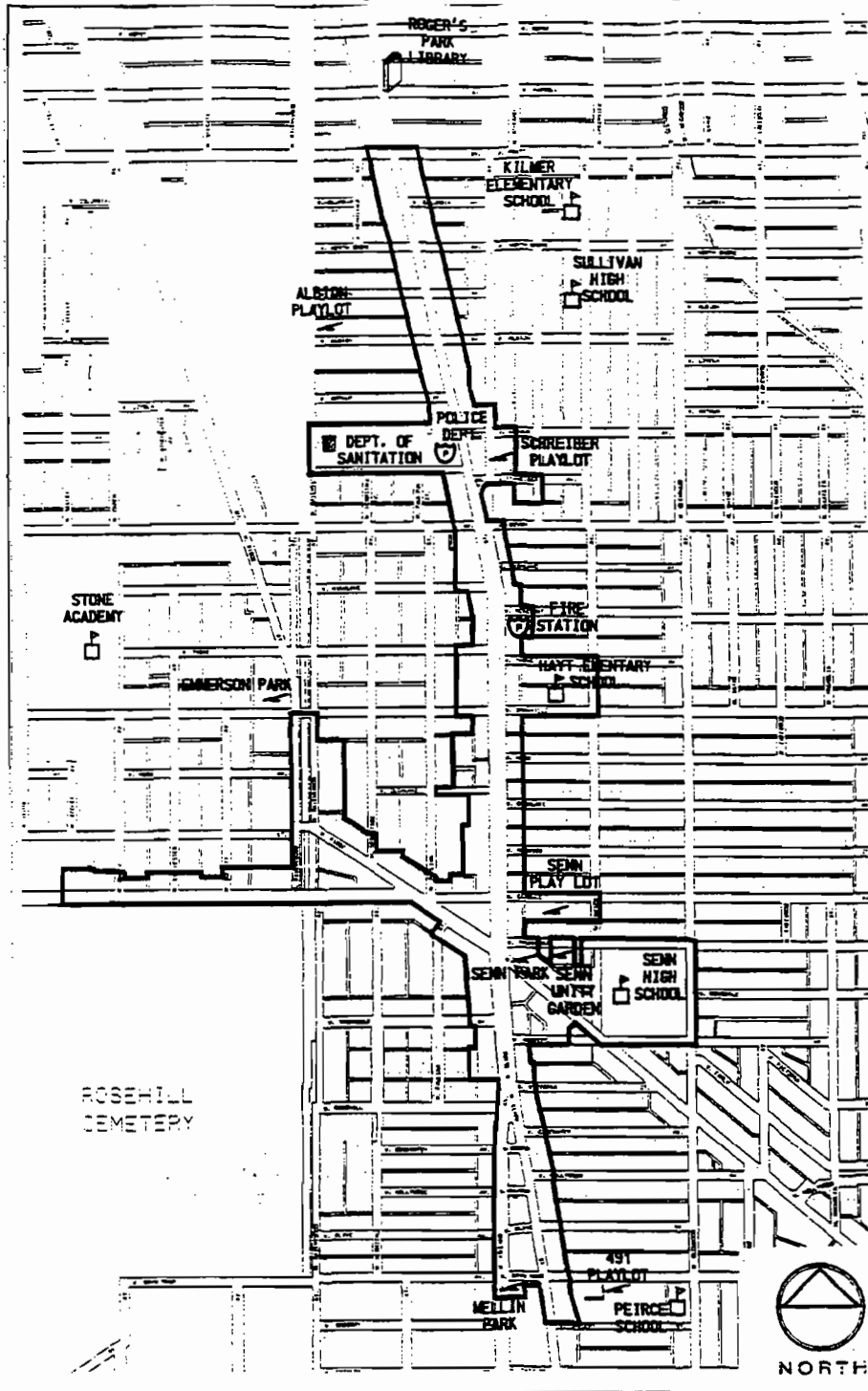
Map 5.  
 (To Clark Street And Ridge Avenue Redevelopment  
 Project Area Tax Increment Financing District  
 Eligibility Study, Redevelopment  
 Plan And Project)

Proposed Land-Use Map.



Map 6.  
 (To Clark Street And Ridge Avenue Redevelopment  
 Project Area Tax Increment Financing District  
 Eligibility Study, Redevelopment  
 Plan And Project)

Surrounding Public Facilities Map.



CITY OF CHICAGO

CLARK STREET AND RIDGE AVENUE REDEVELOPMENT PROJECT AREA

REDEVELOPMENT PROJECT AREA

SURROUNDING PUBLIC FACILITIES MAP

MAP 6

LEGEND

- PARK/PLAYLOT/ GREENSPACE
- SCHOOL
- TIF BOUNDARY
- POLICE DEPARTMENT
- SANITATION DEPARTMENT
- FIRE STATION
- FIRE STATION
- LIBRARY

April 1999

S. B. Friedman & Company

Real Estate Services and Development Consultants

Corporation Tia Corbett, Inc

Architects - Planners - Construction Managers



*Table 1.*  
 (To Clark Street And Ridge Avenue Redevelopment Project  
 Area Tax Increment Financing District Eligibility Study,  
 Redevelopment Plan And Project).

*Block-By-Block Distribution Of Eligibility Factors.*  
 (Page 1 of 2)

Stowell Block Number	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent., Light, or Sanitary Facilities	Inadequate Utilities	Land Coverage	Detestable Land Use or Lay-Out	Depreciation	Lack of Community Planning
11 31 407	XX		XX	XX		XX							XX	XX	
11 31 408	XX		XX	XX		XX							XX	XX	
11 31 409	XX		XX	XX		XX							XX	XX	
11 31 410	XX		XX	XX		XX							XX	XX	
11 31 411	XX		XX	XX		XX							XX	XX	
11 31 412	XX		XX	XX		XX							XX	XX	
11 31 413	XX		XX	XX		XX							XX	XX	
11 31 414	XX		XX	XX		XX							XX	XX	
11 31 415	XX		XX	XX		XX							XX	XX	
11 31 416	XX		XX	XX		XX							XX	XX	
11 31 417	XX		XX	XX		XX							XX	XX	
11 31 420	XX		XX	XX		XX							XX	XX	
11 31 421	XX		XX	XX		XX							XX	XX	
14 05 100	XX		XX	XX		XX							XX	XX	
14 05 102	XX		XX	XX		XX							XX	XX	
14 05 108	XX		XX	XX		XX							XX	XX	
14 05 110	XX		XX	XX		XX							XX	XX	
14 05 116	XX		XX	XX		XX							XX	XX	
14 05 120	XX		XX	XX		XX							XX	XX	
14 05 123	XX		XX	XX		XX							XX	XX	
14 05 128	XX		XX	XX		XX							XX	XX	
14 05 300	XX		XX	XX		XX							XX	XX	
14 05 305	XX		XX	XX		XX							XX	XX	
14 05 306	XX		XX	XX		XX							XX	XX	
14 05 307	XX		XX	XX		XX							XX	XX	
14 05 311	XX		XX	XX		XX							XX	XX	
14 05 318	XX		XX	XX		XX							XX	XX	
14 05 320	XX		XX	XX		XX							XX	XX	
14 05 321	XX		XX	XX		XX							XX	XX	
14 05 325	XX		XX	XX		XX							XX	XX	
14 05 328	XX		XX	XX		XX							XX	XX	
14 05 329	XX		XX	XX		XX							XX	XX	



Table 1.  
 (To Clark Street And Ridge Avenue Redevelopment Project  
 Area Tax Increment Financing District Eligibility Study,  
 Redevelopment Plan And Project)

Block-By-Block Distribution Of Eligibility Factors.  
 (Page 2 of 2)

Sideall Block Number	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent., Light or Sanitary Facilities	Inadequate Utilities	Land Coverage	Detrimentous Land Use or Lay-Out	Depreciation	Lack of Community Planning
14 05 330	XX														
14 08 118	XX														
14 08 204	XX														
14 08 207	XX														
14 08 211	XX														
14 08 215	XX														
14 08 217	XX														
14 08 221	XX														
14 08 222	XX														
14 08 223	XX														
14 08 224	XX														
14 08 225	XX														
14 08 228	XX														
14 08 402	XX														
14 08 403	XX														
14 08 406	XX														
14 08 100	XX														
14 08 101	XX														

Notes:  
 (1) xx signifies those factors present to a meaningful extent.  
 (2) x signifies those supporting factors present to minor extent.  
 (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or meaningful extent.



*For The Proposed  
Clark Street And Ridge Avenue  
Redevelopment Project Area:*

*Approval Of A Redevelopment Plan,  
Designation Of A Redevelopment Project Area*

*And*

*Adoption Of Tax Increment Allocation Financing.*

Whereas, The Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("City Council", referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, et seq.) (1993) (the "Act"); and

Whereas, The Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Act, including the holding of certain public hearings required by the Act; and

Whereas, Staff of the City's Department of Planning and Development has conducted or caused to be conducted certain investigations and studies of the Clark Street and Ridge Avenue area, the street boundaries of which are described on (Sub)Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and has previously presented to the Commission for its review the:

*Clark Street and Ridge Avenue Redevelopment Project Area Tax Increment Financing Eligibility Study, Redevelopment Plan and Project (the "Plan and Report"); and*

Whereas, Prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/11-74.4-5(a) of the Act, convene a meeting of a joint review board (the "Board")

pursuant to Section 5/11-74.4-5(b) of the Act, set the dates of such Hearing and Board meeting and give notice thereof pursuant to Section 5/11-74.4-6 of the Act; and

Whereas, The Plan and Report were made available for public inspection and review prior to the adoption by the Commission of Resolution 99-CDC-88 on May 11, 1999 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 1000; and

Whereas, Notice of the Hearing by publication was given at least twice, the first publication being on June 15, 1999, a date which is not more than thirty (30) nor less than ten (10) days prior to the Hearing, and the second publication being on June 22, 1999, both in the *Chicago Sun-Times*, being a newspaper of general circulation within the taxing districts having property in the Area; and

Whereas, Notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on June 15, 1999, being a date not less than ten (10) days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three (3) years; and

Whereas, Notice of the Hearing was given by mail to the Illinois Department of Commerce and Community Affairs ("D.C.C.A.") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to D.C.C.A. and all Board members, on May 21, 1999; being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, Notice of the Hearing and copies of the Plan and Report were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on May 21, 1999, being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, The Hearing was held on July 13, 1999 at 2:00 P.M. at City Hall, City Council Chambers, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment

Project Area and adoption of Tax Increment Allocation Financing within the Area;  
and

Whereas, The Board meeting was convened on May 28, 1999 at 10:00 A.M. (being a date no more than fourteen (14) days following the mailing of the notice to all taxing districts on May 21, 1999) in Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to consider its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area;  
and

Whereas, The Commission has reviewed the Plan and Report, considered testimony from Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as Commission deemed necessary or appropriate in making the findings set forth herein and formulating its decision whether to recommend to City Council approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing in the Area; now, therefore,

Be It Resolved by the Community Development Commission of the City of Chicago:

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The Commission hereby makes the following findings pursuant to Section 5/11-74.4-3(n) of the Act or such other section as is referenced herein:

a. the Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;

b. the Plan:

(i) conforms to the comprehensive plan for the development of the City as a whole; or

(ii) the Plan either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;

c. the Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance

redevelopment project costs is not more than twenty-three (23) years from the date of the adoption of the ordinance approving the designation of the Area as a redevelopment project area, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than twenty (20) years;

d. the Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act; and

e. as required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) the Area is not less, in the aggregate, than one and one-half (1½) acres in size; and

(ii) conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act.

Section 3. The Commission recommends that the City Council approve the Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 4. The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. The Commission recommends that the City Council adopt Tax Increment Allocation Financing within the Area.

Section 6. If any provision of this resolution 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 resolution.

Section 7. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 8. This resolution shall be effective as of the date of its adoption.

Section 9. A certified copy of this resolution shall be transmitted to the City Council.

Adopted:       July 13      , 1999.

[(Sub)Exhibit "A" referred to in this Resolution 99-CDC-122  
unavailable at time of printing.]

*Exhibit "C".*  
(To Ordinance)

*Legal Description Of The Area.*

*Boundary Description*  
*Clark Street And Ridge Avenue R.P.A.*

That part of the east half of Section 31 and the west half of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian and that part of the west half of Section 5, the east half of Section 6 and the west half of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, all in the City of Chicago, Cook County, Illinois, described as follows:

beginning at the intersection of the east right-of-way line of Clark Street and the north right-of-way line of Pratt Avenue; thence east along the north right-of-way line of said Pratt Avenue to the north extension of the east line of a public alley adjoining Lots 9 through 17 and Lots 33 and 34 in Mann's Addition to Roger's Park; thence south along said extension and said east alley line to the intersection of the south line of said Mann's Addition and the east line of a public alley adjoining Lots 11 through 15 and Lot 18 in Block 1 of William L. Wallen's Addition to Roger's Park; thence south along said east alley line to the north right-of-way line of North Shore Avenue; thence south to the intersection of the south right-of-way line of North Shore Avenue and the east line of a public alley adjoining Lots 18 through 28 in Block 5 of said Wallen's Addition; thence south along said east alley line to the north right-of-way line of Wallen Avenue; thence south to the intersection of the south right-of-way line of Wallen Avenue with the east line of a public alley adjoining Lots 13 through 23 in Block 6 of said Wallen's Addition; thence south along said east alley line to the north right-of-way line of Albion Avenue and the east line of a public alley adjoining Lots 1 through 5 in Block 1 of Gallup & Schlesswohl's Addition to Roger's Park; thence south along said east alley line to the intersection of the south line of said block with the east line of a public alley running south and east through Block 1 of Becker's Addition to Roger's Park; thence south along said east alley line to an angle

point in said alley; thence east along the north line of said alley and its east extension to the east right-of-way line of Ashland Avenue; thence south along said east right-of-way line to the north right-of-way line of Arthur Avenue; thence east along said north right-of-way line to the north extension of the east line of a public alley adjoining Lots 44 through 51 in Hollesen Subdivision; thence south along said extension and said east alley line to the north right-of-way line of Schreiber Avenue; thence east along said north right-of-way line to the east right-of-way line of Bosworth Avenue; thence south along said east right-of-way line and its south extension to the east extension of the north line of Lots 3 through 7 in S. F. Hollesen's First Addition to Rogers Park; thence west along said extension and said north line to the west line of a public alley adjoining Lot 5 in a subdivision of Lot 2 in said Hollesen's First Addition; thence north along said west alley line to the south right-of-way line of Schreiber Avenue; thence west along said south right-of-way line to the east right-of-way line of Clark Street; thence south along said east right-of-way line to the north right-of-way line of Devon Avenue; thence east along said north right-of-way line to the north extension of the east line of a public alley adjoining Lots 49, 59 and 139 in Farson's Subdivision; thence south along said extension and said east alley line to the north line of a public alley adjoining Lots 114 through 122 in Edgewater Park; thence east along said north alley line to the north extension of the east line of a public alley adjoining said Lot 122; thence south along said east alley line to the north right-of-way line of Rosemont Avenue; thence east along said north right-of-way line to the north extension of the east line of Lot 106 in said Edgewater Park; thence south along said extension, said east line and its south extension to the south line of a public alley adjoining Lots 90 through 97 in said Edgewater Park; thence west along said south alley line to the east line of a public alley adjoining said Lot 97; thence south along said east alley line to the north right-of-way line of Thome Avenue; thence east along said north right-of-way line to the east right-of-way line of Greenview Street; thence south along said east right-of-way line to the south right-of-way line of Granville Avenue; thence west along said south right-of-way line to the east line of Lot 36 in Kransz's First Addition to Edgewater; thence south along said east lot line to the southeast corner of said lot; thence south to the northeast corner of Lot 45 in said First Addition; thence south along the east line of said lot to the southeast corner thereof; thence south to the northeast corner of Lot 116 in said First Addition; thence south along the east line of said lot to the southeast corner thereof; thence south to the northeast corner of Lot 125 in said First Addition; thence south along the east line of said lot and its south extension to the south right-of-way line of Glenlake Avenue; thence west along said south right-of-way line to the east line of Lot 37 in Kransz's Second Addition to Edgewater; thence south along said east line to the southeast corner of said Lot 37; thence south to the northeast corner of Lot 44 in said Second Addition; thence south along the east line of



said lot to the north right-of-way line of Norwood Avenue; thence east along said north right-of-way line to the north extension of the east line of Lot 116 in said Second Addition; thence south along said extension and said east line to the southeast corner of said lot; thence south to the northeast corner of Lot 125 in said Second Addition; thence south along the east line of said lot to the north right-of-way line of Elmdale Avenue; thence east along said north right-of-way line to the east right-of-way line of Greenview Avenue; thence south along said east right-of-way line to the east extension of the south line of a public alley adjoining Lots 24 through 38 in Nargreth Kransz Trustee's Addition to North Edgewater; thence west along said extension and said south alley line to the east line of a public alley adjoining said Lot 24; thence south along said east alley line to the north right-of-way line of Thorndale Avenue; thence east along said north right-of-way line to the north extension of the west line of Lot 49 in said Trustee's Addition; thence south along said extension and said west line to the southwest corner of said lot; thence southeast to the southeast corner of Lot 48 in said Trustee's Addition; thence north along the east line of said lot and its north extension to the north right-of-way line of Thorndale Avenue; thence east along said north right-of-way line to the north extension of the west line of Lot 43 in said Trustee's Addition; thence south along said extension and said west line to the southwest corner of said lot; thence east to the southeast corner of Lot 42 in said Trustee's Addition; thence north along the east line of said lot and its north extension to the north right-of-way line of Thorndale Avenue; thence east along said north right-of-way line to the east right-of-way line of Glenwood Avenue; thence south along said east right-of-way line to the south right-of-way line of Ardmore Avenue; thence west along said south right-of-way line to the southwest right-of-way line of Ridge Avenue; thence northwest along said southwest right-of-way line to the northwest line of Lot 3 in Henry P. Kransz's Resubdivision; thence southwest along said northwest line to the northwest corner of Lot 4 in said resubdivision; thence south along the west line of said lot and its south extension to the south right-of-way line of Ardmore Avenue; thence west along said south right-of-way line to the east line of a public alley adjoining Ramus & Petersen's Subdivision and Katherine Hansen's Addition to Chicago; thence south along said east alley line and its south extension to the south right-of-way line of Victoria Street; thence west along said south right-of-way line to the east line of a public alley adjoining Lots 41 through 49 and Lots 120 through 128 in Clark Street Addition to Edgewater; thence south along said east alley line and its south extension to the south right-of-way line of Hollywood Avenue; thence west along said south right-of-way line to the east line of a public alley through Blocks 1 and 2 of Bryn Mawr Addition to Edgewater; thence south along said east alley line to the north right-of-way line of Bryn Mawr Avenue; thence south to the northwest corner of Lot 4 in the resubdivision of Lots 8 and 9 of a division of the north 10 acres; thence south along the west line of said Lot 4 to the south

line of said resubdivision; thence west along said south subdivision line to a line 117 feet east of the southwest corner of said resubdivision; thence southeast to the south line of Lot 10 in said north 10 acre division, 124 feet distant from the southwest corner of said Lot 10; thence east along said south line to the northwest corner of the east 206 feet of Lots 11 through 14 of said north 10 acre division; thence south along the west line of said east 206 feet to the south right-of-way line of Gregory Street; thence west along said south right-of-way line and its west extension to the west right-of-way line of Clark Street; thence north along said west right-of-way line to the south line of Lot 15 in said north 10 acre division; thence west along said south line to the northwest corner of Lot 1 in the resubdivision of Lots 16 and 17 of said north 10 acre division; thence south along the west line of said Lot 1 and the west line of Lots 2 and 3 in said subdivision to the south line of said resubdivision of Lots 16 and 17; thence west along said south line and its west extension to the west right-of-way line of Ashland Avenue; thence north along said west right-of-way line to its intersection with the west right-of-way line of Clark Street; thence north along the west right-of-way line of Clark Street to the south line of Lot 7 in Block 7 of Barret & Galloway's Resubdivision of Blocks 7, 8 and 9; thence west along said south line and its west extension to the south extension of the west line of a private street in said Block 7; thence north along said extension, said west line and its north extension to the north line of the north alley in said Block 7; thence east along said north alley line to the west line of an alley adjoining Lot 24 in said Block 7; thence north along said west alley line to the south right-of-way line of Thorndale Avenue; thence north to the intersection of the north right-of-way line of Thorndale Avenue and the west line of a public alley adjoining Lots 1 through 15 in Buena Vista Addition to Chicago and Lots 1 through 8 in Blesins's & Franze's Resubdivision of sundry lots; thence north and northwest along said west alley line and its northwest extension to the northwest right-of-way line of Paulina Street; thence northeast along said northwest right-of-way line to the southwest right-of-way line of Ridge Avenue; thence northwest along said southwest right-of-way line to the south right-of-way line of Peterson Avenue; thence west along said south right-of-way line to the south extension of the west line of Lot 6 in Barbara Everts' Addition to High Ridge; thence north along said extension and said west line to the north line of the south 164.5 feet of Lots 4 through 6 in said Barbara Everts' Addition; thence east along said north line to the east line of said Lot 4; thence south along said east line to the northwest corner of Lot 3 in said Barbara Everts' Addition; thence east along the north line of said lot and its east extension to the east right-of-way line of Damen Avenue; thence south along said east right-of-way line to the north line of Lot 34 in Becker's Resubdivision of part of High Ridge Subdivision; thence east along said north line to the west line of a public alley adjoining said lot; thence north along said west alley line to the west extension of the south line of the north 1 foot of Lot 24 in said Becker's

Resubdivision; thence east along said extension and said south line to the west right-of-way line of Winchester Avenue; thence east to the northwest corner of Lot 19 in said Becker's Resubdivision; thence east along the north line of said lot to the west line of a public alley adjoining said lot; thence south along said west alley line to the west extension of the north line of Lot 9 in said Becker's Resubdivision; thence east along said west extension and said north line to the west right-of-way line of Wolcott Avenue; thence north along said west right-of-way line to the west extension of the north line of Lot 5 in said Becker's Resubdivision; thence east along said west extension and said north line to the west line of a public alley adjoining said lot; thence north along said west alley line to the west extension of the north line of the south 64.97 feet of Lot 2 in Block 29 of High Ridge Subdivision; thence east along said north line to the west right-of-way line of Ravenswood Avenue; thence north along said west right-of-way line to the centerline of Granville Avenue; thence east along said centerline to the east right-of-way line of Ravenswood Avenue; thence south along said east right-of-way line to the north line of a public alley adjoining Lot 8 in Block 22 of High Ridge Subdivision; thence east along said north alley line to the north extension of the east line of a public alley adjoining Lots 10 and 11 in said Block 22, Lot 3 in Weber and Krantz Subdivision and Lots 1 through 20 in Block 3 of Kemper's High Ridge Subdivision; thence south along said extension and said east alley line to an angle point; thence southeast along said east alley line and its southeast extension to the east right-of-way line of Hermitage Avenue; thence south along said east right-of-way line to the southwest corner of Lot 37 in Block 2 of Kemper's High Ridge Subdivision; thence east along the south line of said lot and its east extension to the east line of a public alley adjoining Lots 1 through 21 in said Block 2; thence south along said east alley line to an angle point; thence southeast along said east alley line and its southeast extension to the east right-of-way line of Paulina Street; thence south to the north line of Lot 10 in Baer's Addition to Chicago; thence east along the north line of said lot to the west line of a public alley adjoining said lot; thence north along said west alley line to the north line of a public alley adjoining Lot 6 in said Baer's Addition; thence east along said north alley line to the west line of a public alley adjoining Lots 1 through 6 in said subdivision; thence north along said west alley line to the south line of Rosehill Cemetery Company's Subdivision; thence west along said south line to the east line of the west 188 feet of said subdivision; thence north along said west line to the south line of G. L. Drollinger's Resubdivision; thence east along said south line to the southeast corner of said resubdivision; thence north along the east line of said resubdivision to the northeast corner thereof; thence west along the north line of said resubdivision to the west line of the east 125 feet of Rosehill Cemetery Company's Subdivision; thence north along said west line to the south right-of-way line of Glenlake Avenue; thence west along said south right-of-way line to the east right-of-way line of

Paulina Street; thence north along said east right-of-way line to the north right-of-way line of Glenlake Avenue; thence east along said north right-of-way line to the west line of a public alley adjoining Lots 10 through 14 in a resubdivision of part of said Rosehill Subdivision; and Lots 11 through 19 in Donovan and Other's Resubdivision of part of said Rosehill Subdivision; thence north along said west alley line and its north extension to the west extension of the north line of the south 106.32 feet of Lots 6 and 7 in said Donovan Resubdivision; thence east along said north line to the west line of a public alley adjoining said Lot 6 in said Donovan Resubdivision; thence north along said west alley line to the south right-of-way line of Granville Avenue; thence west along said south right-of-way line to the south extension of the west line of a public alley through Block 13 of High Ridge Subdivision; thence north along said extension, said west line and its north extension to the north right-of-way line of Thome Avenue; thence east along said north right-of-way line to the west line of a public alley through A. L. Williams Resubdivision and through L. R. Priests' Resubdivision; thence north along said west alley line to the south right-of-way line of Highland Avenue; thence west along said south right-of-way line to the south extension of the west line of a public alley adjoining Lots 1 through 14 in the resubdivision of Lot 1 in Block 1 of High Ridge Subdivision; thence north along said extension and said west line to the south right-of-way line of Devon Avenue; thence west along said south right-of-way line to the south extension of the west line of a public alley adjoining Lots 30 through 37 in Schrieber's Resubdivision; thence north along said extension and said west alley line to the south right-of-way line of Schrieber Avenue; thence west along said south right-of-way line and its west extension to the east Metra right-of-way line; thence north along said east Metra right-of-way line to the west extension of the north line of a public alley adjoining Lots 9 through 34 in Block 3 of Becker's Addition to Rogers Park; thence east along said extension and said north alley line to the west line of a public alley adjoining Lot 9 in said Block 3; thence north along said west alley line to the south right-of-way line of Arthur Avenue; thence west along said south right-of-way line to the south extension of the west line of a public alley running through Block 2 of said Becker's Addition and through Block 2 of Gallup & Schlesswohl's Addition to Rogers Park; thence north along said extension and said west alley line to the south right-of-way line of Albion Avenue; thence north to the intersection of the north right-of-way line of Albion Avenue and the west line of a public alley running through Blocks 2, 4 and 7 of William L. Wallen's Addition to Rogers Park; thence north along said west alley line to its intersection with the west line of a public alley running through that part of Lot 1 of the Assessor's Division lying between Clark Street and Hermitage Avenue; thence north along said west alley line and its north extension to the north right-of-way line of Pratt Avenue; thence east along said north right-of-way line to the point of beginning.

*Exhibit "D".*  
(To Ordinance)

*Street Boundary Description Of The Area.*

The Clark Street and Ridge Avenue Redevelopment Project Area includes the properties on the east and west sides of North Clark Street, between West Pratt Avenue and West Bryn Mawr Avenue; and the east side of North Clark Street, from West Bryn Mawr Avenue to West Gregory Street; the east side of North Ashland Avenue, between West Bryn Mawr Avenue and West Victoria Street; the north side of West Schreiber Avenue, between North Ravenswood Avenue and North Clark Street, except those parcels fronting West Arthur Avenue; the properties north of West Granville Avenue and south of West Thome Avenue, between North Clark Street and North Greenview Avenue; the properties south of West Thorndale Avenue, east of North Ridge Avenue, north of West Ardmore Avenue and west of North Glenwood Avenue, including Senn High School and Senn Park, but excluding the three (3) residential parcels abutting West Thorndale Avenue; the parcels in the triangular block east of North Clark Street, west of North Ridge Avenue and north of West Ardmore Avenue, excluding the parcel at the intersection of North Ridge Avenue and West Ardmore Avenue; the east side of North Ridge Avenue, between North Ravenswood Avenue and North Paulina Street; the east side of North Ravenswood Avenue, between North Ridge Avenue and the alley immediately east of and parallel to North Ravenswood Avenue; the parcels in the block east of North Ravenswood Avenue, north of West Peterson Avenue and west of North Ridge Avenue; and the north side of West Peterson Avenue, between North Ravenswood Avenue and approximately 350 feet west of North Damen Avenue.

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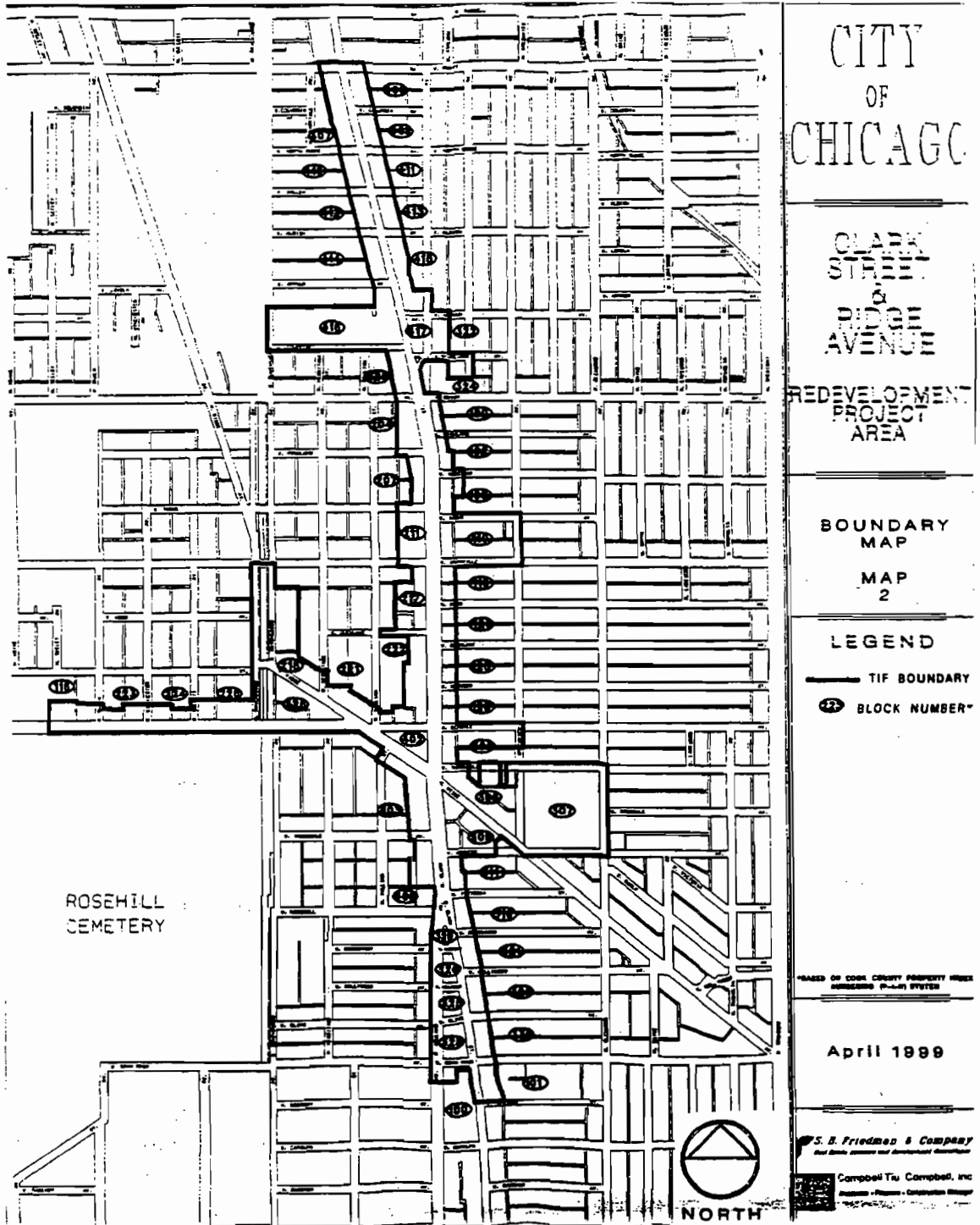
DESIGNATION OF CLARK STREET AND RIDGE AVENUE  
REDEVELOPMENT PROJECT AREA AS TAX  
INCREMENT FINANCING DISTRICT.

The Committee on Finance submitted the following report:

(Continued on page 11748)

Exhibit "E".  
(To Ordinance)

Map Of The Area.



CITY  
OF  
CHICAGO

CLARK  
STREET  
&  
RIDGE  
AVENUE

REDEVELOPMENT  
PROJECT  
AREA

BOUNDARY  
MAP  
MAP  
2

LEGEND

- TIF BOUNDARY
- ⊙ BLOCK NUMBER

ROSEHILL  
CEMETERY

BASED ON COOK COUNTY PROPERTY INDEX  
ADDRESS (P-L) SYSTEM

April 1999

S. B. Friedman & Company  
Real Estate Appraisers and Development Consultants

Compeit Tu Compeit, Inc.  
Planners - Planners - Corporation Manager  
1992



(Continued from page 11746)

CHICAGO, September 29, 1999.

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

Your Committee on Finance, having had under consideration an ordinance designating the Clark Street and Ridge Avenue Redevelopment Project Area as a redevelopment project 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, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Rugai, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, 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.

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation

financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (1993), as amended (the "Act"), for a proposed redevelopment project area to be known as the Clark Street and Ridge Avenue Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Plan"); and

WHEREAS, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Community Development Commission (the "Commission") of the City, by authority of the Mayor and the City Council of the City (the "City Council", referred to herein collectively with the Mayor as the "Corporate Authorities") called a public hearing (the "Hearing") concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area on July 13, 1999; and

WHEREAS, The Plan (including the related eligibility study included therein) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act; notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act; and a meeting of the joint review board (the "Board") was convened pursuant to Section 5/11-74.4-5(b) of the Act; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 99-CDC-122, recommending to the City Council the designation of the Area as a redevelopment project area pursuant to the Act, among other things; and

WHEREAS, The Corporate Authorities have reviewed the Plan (including the related eligibility report for the Area attached thereto as an exhibit), testimony from the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; and

WHEREAS, The City Council has heretofore approved the Plan, which was identified in An Ordinance Of The City Of Chicago, Illinois, Approving A Redevelopment Plan For The Clark Street And Ridge Avenue Redevelopment Project Area; now, therefore,

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.



SECTION 2. The Area. The Area is legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein.

SECTION 3. Findings. The Corporate Authorities hereby make the following findings:

a. the Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;

b. as required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) the Area is not less, in the aggregate, than one and one-half (1½) acres in size; and

(ii) conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act.

SECTION 4. Area Designated. The Area is hereby designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

SECTION 5. 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 6. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "C" referred to in this ordinance  
printed on page 11758 of this Journal.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

*Exhibit "A".*

*Legal Description Of The Area.*

*Boundary Description*

*Clark Street And Ridge Avenue R.P.A.*

That part of the east half of Section 31 and the west half of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian and that part of the west half of Section 5, the east half of Section 6 and the west half of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, all in the City of Chicago, Cook County, Illinois, described as follows:

beginning at the intersection of the east right-of-way line of Clark Street and the north right-of-way line of Pratt Avenue; thence east along the north right-of-way line of said Pratt Avenue to the north extension of the east line of a public alley adjoining Lots 9 through 17 and Lots 33 and 34 in Mann's Addition to Rogers Park; thence south along said extension and said east alley line to the intersection of the south line of said Mann's Addition and the east line of a public alley adjoining Lots 11 through 15 and Lot 18 in Block 1 of William L. Wallen's Addition to Rogers Park; thence south along said east alley line to the north right-of-way line of North Shore Avenue; thence south to the intersection of the south right-of-way line of North Shore Avenue and the east line of a public alley adjoining Lots 18 through 28 in Block 5 of said Wallen's Addition; thence south along said east alley line to the north right-of-way line of Wallen Avenue; thence south to the intersection of the south right-of-way line of Wallen Avenue with the east line of a public alley adjoining Lots 13 through 23 in Block 6 of said Wallen's Addition; thence south along said east alley line to the north right-of-way line of Albion Avenue; thence south to the intersection of the south right-of-way of Albion Avenue and the east line of a public alley adjoining Lots 1 through 5 in Block 1 of Gallup & Schlesswohl's Addition to Rogers Park; thence south along said east alley line to the intersection of the south line of said block with the east line of a public alley running south and east through Block 1 of Becker's Addition to Rogers Park; thence south along said east alley line to an angle point in said alley; thence east along the north line of said alley and its east extension to the east right-of-way line of Ashland Avenue; thence south along said east right-of-way line to the north right-of-way line of Arthur Avenue; thence east along said north right-of-way line to the north extension of the

east line of a public alley adjoining Lots 44 through 51 in Hollesen's Subdivision; thence south along said extension and said east alley line to the north right-of-way line of Schreiber Avenue; thence east along said north right-of-way line to the east right-of-way line of Bosworth Avenue; thence south along said east right-of-way line and its south extension to the east extension of the north line of Lots 3 through 7 in S. F. Hollesen's First Addition to Rogers Park; thence west along said extension and said north line to the west line of a public alley adjoining Lot 5 in a subdivision of Lot 2 in said Hollesen's First Addition; thence north along said west alley line to the south right-of-way line of Schreiber Avenue; thence west along said south right-of-way line to the east right-of-way line of Clark Street; thence south along said east right-of-way line to the north right-of-way line of Devon Avenue; thence east along said north right-of-way line to the north extension of the east line of a public alley adjoining Lots 49, 59 and 139 in Farson's Subdivision; thence south along said extension and said east alley line to the north line of a public alley adjoining Lots 114 through 122 in Edgewater Park; thence east along said north alley line to the north extension of the east line of a public alley adjoining said Lot 122; thence south along said east alley line to the north right-of-way line of Rosemont Avenue; thence east along said north right-of-way line to the north extension of the east line of Lot 106 in said Edgewater Park; thence south along said extension, said east line and its south extension to the south line of a public alley adjoining Lots 90 through 97 in said Edgewater Park; thence west along said south alley line to the east line of a public alley adjoining said Lot 97; thence south along said east alley line to the north right-of-way line of Thome Avenue; thence east along said north right-of-way line to the east right-of-way line of Greenview Avenue; thence south along said east right-of-way line to the south right-of-way line of Granville Avenue; thence west along said south right-of-way line to the east line of Lot 36 in Kransz's First Addition to Edgewater; thence south along said east lot line to the southeast corner of said lot; thence south to the northeast corner of Lot 45 in said First Addition; thence south along the east line of said lot to the southeast corner thereof; thence south to the northeast corner of Lot 116 in said First Addition; thence south along the east line of said lot to the southeast corner thereof; thence south to the northeast corner of Lot 125 in said First Addition; thence south along the east line of said lot and its south extension to the south right-of-way line of Glenlake Avenue; thence west along said south right-of-way line to the east line of Lot 37 in Kransz's Second Addition to Edgewater; thence south along said east line to the southeast corner of said Lot 37; thence south to the northeast corner of Lot 44 in said Second Addition; thence south along the east line of said lot to the north right-of-way line of Norwood Avenue; thence east along said north right-of-way line to the north extension of the east line of Lot 116 in said Second Addition; thence south along said extension and said east line to the southeast corner of said lot; thence south

to the northeast corner of Lot 125 in said Second Addition; thence south along the east line of said lot to the north right-of-way line of Elmdale Avenue; thence east along said north right-of-way line to the east right-of-way line of Greenview Avenue; thence south along said east right-of-way line to the east extension of the south line of a public alley adjoining Lots 24 through 38 in Nargreth Kransz Trustees' Addition to North Edgewater; thence west along said extension and said south alley line to the east line of a public alley adjoining said Lot 24; thence south along said east alley line to the north right-of-way line of Thorndale Avenue; thence east along said north right-of-way line to the north extension of the west line of Lot 49 in said Trustees' Addition; thence south along said extension and said west line to the southwest corner of said lot; thence southeast to the southeast corner of Lot 48 in said Trustees' Addition; thence north along the east line of said lot and its north extension to the north right-of-way line of Thorndale Avenue; thence east along said north right-of-way line to the north extension of the west line of Lot 43 in said Trustees' Addition; thence south along said extension and said west line to the southwest corner of said lot; thence east to the southeast corner of Lot 42 in said Trustees' Addition; thence north along the east line of said lot and its north extension to the north right-of-way line of Thorndale Avenue; thence east along said north right-of-way line to the east right-of-way line of Glenwood Avenue; thence south along said east right-of-way line to the south right-of-way line of Ardmore Avenue; thence west along said south right-of-way line to the southwest right-of-way line of Ridge Avenue; thence northwest along said southwest right-of-way line to the northwest line of Lot 3 in Henry P. Kransz's Resubdivision; thence southwest along said northwest line to the northwest corner of Lot 4 in said resubdivision; thence south along the west line of said lot and its south extension to the south right-of-way line of Ardmore Avenue; thence west along said south right-of-way line to the east line of a public alley adjoining Ramus & Petersen's Subdivision and Katherine Hansen's Addition to Chicago; thence south along said east alley line and its south extension to the south right-of-way line of Victoria Street; thence west along said south right-of-way line to the east line of a public alley adjoining Lots 41 through 49 and Lots 120 through 128 in Clark Street Addition to Edgewater; thence south along said east alley line and its south extension to the south right-of-way line of Hollywood Avenue; thence west along said south right-of-way line to the east line of a public alley through Blocks 1 and 2 of Bryn Mawr Addition to Edgewater; thence south along said east alley line to the north right-of-way line of Bryn Mawr Avenue; thence south to the northwest corner of Lot 4 in the resubdivision of Lots 8 and 9 of a division of the north 10 acres; thence south along the west line of said Lot 4 to the south line of said resubdivision; thence west along said south subdivision line to a line 117 feet east of the southwest corner of said resubdivision; thence southeast to the south line of Lot 10 in said north ten 10 acre division, 124 feet distant from

the southwest corner of said Lot 10; thence east along said south line to the northwest corner of the east 206 feet of Lots 11 through 14 of said north 10 acre division; thence south along the west line of said east 206 feet to the south right-of-way line of Gregory Street; thence west along said south right-of-way line and its west extension to the west right-of-way line of Clark Street; thence north along said west right-of-way line to the south line of Lot 15 in said north 10 acre division; thence west along said south line to the northwest corner of Lot 1 in the resubdivision of Lots 16 and 17 of said north 10 acre division; thence south along the west line of said Lot 1 and the west line of Lots 2 and 3 in said subdivision to the south line of said resubdivision of Lots 16 and 17; thence west along said south line and its west extension to the west right-of-way line of Ashland Avenue; thence north along said west right-of-way line to its intersection with the west right-of-way line of Clark Street; thence north along the west right-of-way line of Clark Street to the south line of Lot 7 in Block 7 of Barret & Galloway's Resubdivision of Blocks 7, 8 and 9; thence west along said south line and its west extension to the south extension of the west line of a private street in said Block 7; thence north along said extension, said west line and its north extension to the north line of the north alley in said Block 7; thence east along said north alley line to the west line of an alley adjoining Lot 24 in said Block 7; thence north along said west alley line to the south right-of-way line of Thorndale Avenue; thence north to the intersection of the north right-of-way line of Thorndale Avenue and the west line of a public alley adjoining Lots 1 through 15 in Buena Vista Addition to Chicago and Lots 1 through 8 in Blesins & Franze's Resubdivision of sundry lots; thence north and northwest along said west alley line and its northwest extension to the northwest right-of-way line of Paulina Street; thence northeast along said northwest right-of-way line to the southwest right-of-way line of Ridge Avenue; thence northwest along said southwest right-of-way line to the south right-of-way line of Peterson Avenue; thence west along said south right-of-way line to the south extension of the west line of Lot 6 in Barbara Everts' Addition to High Ridge; thence north along said extension and said west line to the north line of the south 164.5 feet of Lots 4 through 6 in said Barbara Everts' Addition; thence east along said north line to the east line of said Lot 4; thence south along said east line to the northwest corner of Lot 3 in said Barbara Everts' Addition; thence east along the north line of said lot and its east extension to the east right-of-way line of Damen Avenue; thence south along said east right-of-way line to the north line of Lot 34 in Becker's Resubdivision of part of High Ridge Subdivision; thence east along said north line to the west line of a public alley adjoining said lot; thence north along said west alley line to the west extension of the south line of the north 1 foot of Lot 24 in said Becker's Resubdivision; thence east along said extension and said south line to the west right-of-way line of Winchester Avenue; thence east to the northwest corner of Lot 19 in said Becker's Resubdivision; thence east along the north

line of said lot to the west line of a public alley adjoining said lot; thence south along said west alley line to the west extension of the north line of Lot 9 in said Becker's Resubdivision; thence east along said west extension and said north line to the west right-of-way line of Wolcott Avenue; thence north along said west right-of-way line to the west extension of the north line of Lot 5 in said Becker's Resubdivision; thence east along said west extension and said north line to the west line of a public alley adjoining said lot; thence north along said west alley line to the west extension of the north line of the south 64.97 feet of Lot 2 in Block 29 of High Ridge Subdivision; thence east along said north line to the west right-of-way line of Ravenswood Avenue; thence north along said west right-of-way line to the centerline of Granville Avenue; thence east along said centerline to the east right-of-way line of Ravenswood Avenue; thence south along said east right-of-way line to the north line of a public alley adjoining Lot 8 in Block 22 of High Ridge Subdivision; thence east along said north alley line to the north extension of the east line of a public alley adjoining Lots 10 and 11 in said Block 22, Lot 3 in Weber and Krantz's Subdivision and Lots 1 through 20 in Block 3 of Kemper's High Ridge Subdivision; south along said extension and said east alley line to an angle point; thence southeast along said east alley line and its southeast extension to the east right-of-way line of Hermitage Avenue; thence south along said east right-of-way line to the southwest corner of Lot 37 in Block 2 of Kemper's High Ridge Subdivision; thence east along the south line of said lot and its east extension to the east line of a public alley adjoining Lots 1 through 21 in said Block 2; thence south along said east alley line to an angle point; thence southeast along said east alley line and its southeast extension to the east right-of-way line of Paulina Street; thence south to the north line of Lot 10 in Baer's Addition to Chicago; thence east along the north line of said lot to the west line of a public alley adjoining said lot; thence north along said west alley line to the north line of a public alley adjoining Lot 6 in said Baer's Addition; thence east along said north alley line to the west line of a public alley adjoining Lots 1 through 6 in said subdivision; thence north along said west alley line to the south line of Rosehill Cemetery Company's Subdivision; thence west along said south line to the east line of the west 188 feet of said subdivision; thence north along said west line to the south line of G. L. Drollinger's Resubdivision; thence east along said south line to the southeast corner of said resubdivision; thence north along the east line of said resubdivision to the northeast corner thereof; thence west along the north line of said resubdivision to the west line of the east 125 feet of Rosehill Cemetery Company's Subdivision; thence north along said west line to the south right-of-way line of Glenlake Avenue; thence west along said south right-of-way line to the east right-of-way line of Paulina Street; thence north along said east right-of-way line to the north right-of-way line of Glenlake Avenue; thence east along said north right-of-way line to the west line of a public alley adjoining Lots 10 through 14 in a

resubdivision of part of said Rosehill Subdivision, and Lots 11 through 19 in Donovan and Others' Resubdivision of part of said Rosehill Subdivision; thence north along said west alley line and its north extension to the west extension of the north line of the south 106.32 feet of Lots 6 and 7 in said Donovan Resubdivision; thence east along said north line to the west line of a public alley adjoining said Lot 6 in said Donovan Resubdivision; thence north along said west alley line to the south right-of-way line of Granville Avenue; thence west along said south right-of-way line to the south extension of the west line of a public alley through Block 13 of High Ridge Subdivision; thence north along said extension, said west line and its north extension to the north right-of-way line of Thome Avenue; thence east along said north right-of-way line to the west line of a public alley through A. L. Williams Resubdivision and through L. R. Priests' Resubdivision; thence north along said west alley line to the south right-of-way line of Highland Avenue; thence west along said south right-of-way line to the south extension of the west line of a public alley adjoining Lots 1 through 14 in the resubdivision of Lot 1 in Block 1 of High Ridge Subdivision; thence north along said extension and said west line to the south right-of-way line of Devon Avenue; thence west along said south right-of-way line to the south extension of the west line of a public alley adjoining Lots 30 through 37 in Schrieber's Resubdivision; thence north along said extension and said west alley line to the south right-of-way line of Schrieber Avenue; thence west along said south right-of-way line and its west extension to the east Metra right-of-way line; thence north along said east Metra right-of-way line to the west extension of the north line of a public alley adjoining Lots 9 through 34 in Block 3 of Becker's Addition to Rogers Park; thence east along said extension and said north alley line to the west line of a public alley adjoining Lot 9 in said Block 3; thence north along said west alley line to the south right-of-way line of Arthur Avenue; thence west along said south right-of-way line to the south extension of the west line of a public alley running through Block 2 of said Becker's Addition and through Block 2 of Gallup & Schlesswohl's Addition to Rogers Park; thence north along said extension and said west alley line to the south right-of-way line of Albion Avenue; thence north to the intersection of the north right-of-way line of Albion Avenue and the west line of a public alley running through Blocks 2, 4 and 7 of William L. Wallen's Addition to Rogers Park; thence north along said west alley line to its intersection with the west line of a public alley running through that part of Lot 1 of the Assessor's Division lying between Clark Street and Hermitage Avenue; thence north along said west alley line and its north extension to the north right-of-way line of Pratt Avenue; thence east along said north right-of-way line to the point of beginning.

*Exhibit "B".**Street Boundary Description Of The Area.*

The Clark Street and Ridge Avenue Redevelopment Project Area includes the properties on the east and west sides of North Clark Street, between West Pratt Avenue and West Bryn Mawr Avenue; and the east side of North Clark Street, from West Bryn Mawr Avenue to West Gregory Street; the east side of North Ashland Avenue, between West Bryn Mawr Avenue and West Victoria Street; the north side of West Schreiber Avenue, between North Ravenswood Avenue and North Clark Street, except those parcels fronting West Arthur Avenue; the properties north of West Granville Avenue and south of West Thome Avenue, between North Clark Street and North Greenview Avenue; the properties south of West Thorndale Avenue, east of North Ridge Avenue, north of West Ardmore Avenue and west of North Glenwood Avenue, including Senn High School and Senn Park, but excluding the three (3) residential parcels abutting West Thorndale Avenue; the parcels in the triangular block east of North Clark Street, west of North Ridge Avenue and north of West Ardmore Avenue, excluding the parcel at the intersection of North Ridge Avenue and West Ardmore Avenue; the east side of North Ridge Avenue, between North Ravenswood Avenue and North Paulina Street; the east side of North Ravenswood Avenue, between North Ridge Avenue and the alley immediately east of and parallel to North Ravenswood Avenue; the parcels in the block east of North Ravenswood Avenue, north of West Peterson Avenue and west of North Ridge Avenue; and the north side of West Peterson Avenue, between North Ravenswood Avenue and approximately 350 feet west of North Damen Avenue.

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ADOPTION OF TAX INCREMENT FINANCING FOR  
CLARK STREET AND RIDGE AVENUE  
REDEVELOPMENT PROJECT AREA.

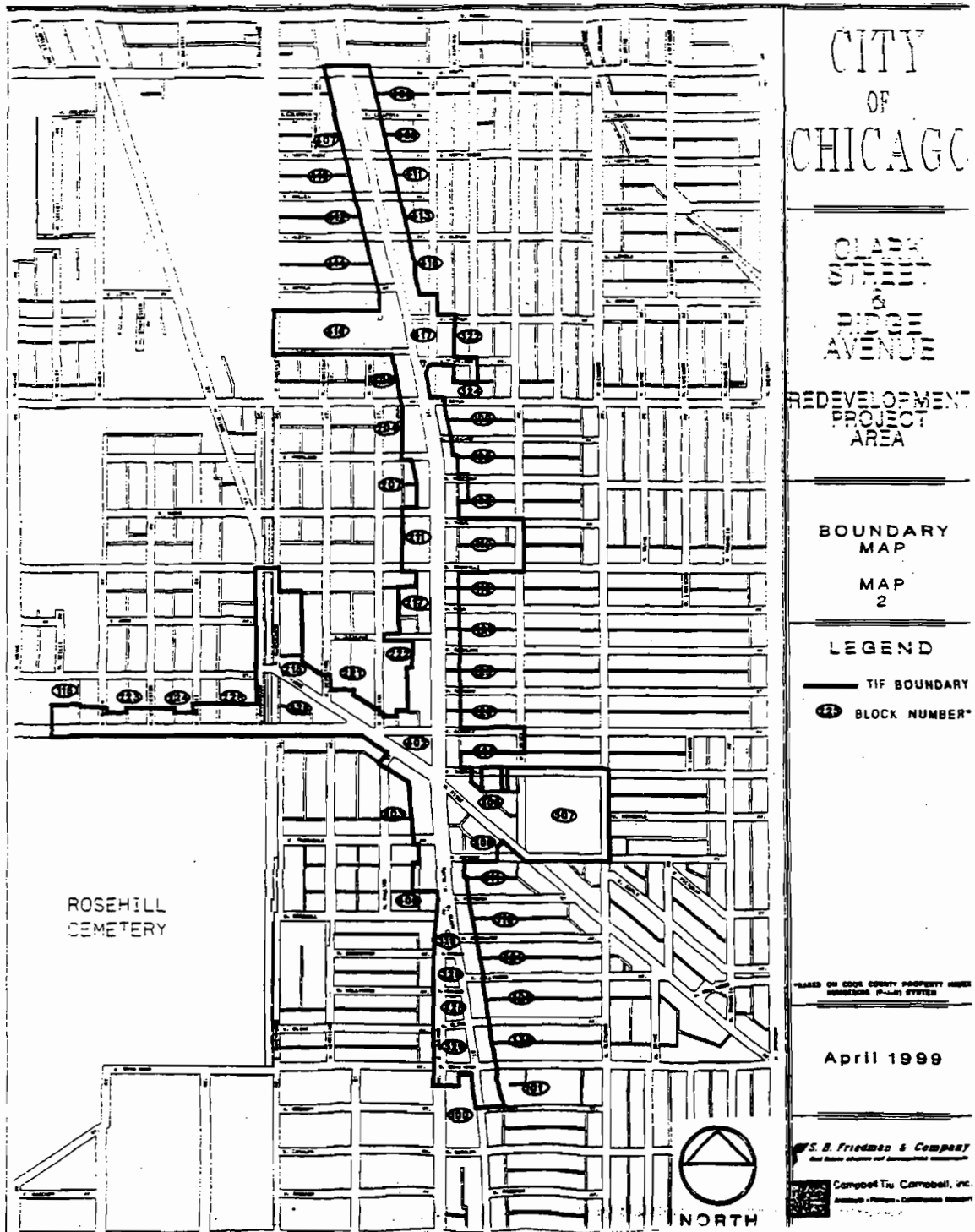
The Committee on Finance submitted the following report:

(Continued on page 11759)



Exhibit "C".

Map Of The Area.



(Continued from page 11757)

CHICAGO, September 29, 1999.

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

Your Committee on Finance, having had under consideration an ordinance adopting tax increment financing for the Clark Street and Ridge Avenue Redevelopment Project 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, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Rugai, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, 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.

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (1993), as amended (the "Act"), for a proposed redevelopment project area to be known as the Clark Street and Ridge Avenue Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Plan"); and

WHEREAS, The Community Development Commission of the City has forwarded to the City Council of the City ("City Council") a copy of its Resolution 99-CDC-122, recommending to the City Council the adoption of Tax Increment Allocation Financing for the Area, among other things; and

WHEREAS, As required by the Act, the City has heretofore approved the Plan, which was identified in An Ordinance Of The City Of Chicago, Illinois, Approving A Redevelopment Plan For The Clark Street And Ridge Avenue Redevelopment Project Area and has heretofore designated the Area as a redevelopment project area by passage of An Ordinance Of The City Of Chicago, Illinois, Designating The Clark Street And Ridge Avenue Redevelopment Project Area A Redevelopment Project Area Pursuant To The Tax Increment Allocation Redevelopment Act and has otherwise complied with all other conditions precedent required by the Act; now, therefore,

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. Tax Increment Allocation Financing Adopted. Tax Increment Allocation Financing is hereby adopted pursuant to Section 5/11-74.4-8 of the Act to finance redevelopment project costs as defined in the Act and as set forth in the Plan within the Area legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein.

SECTION 3. Allocation Of Ad Valorem Taxes. Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 5/11-74.4-9(c) of the Act each year after the effective date of this ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the Act have been paid, shall be divided as follows:

a. that portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Area shall be allocated to, and when collected, shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of Tax Increment Allocation Financing; and

b. that portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area shall be allocated to, and when collected, shall be paid to the City Treasurer who shall deposit said taxes into a special fund, hereby created, and designated the "Clark Street and Ridge Avenue Redevelopment Project Area Special Tax Allocation Fund" of the City for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

SECTION 4. 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 5. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "C" referred to in this ordinance  
printed on page 11769 of this Journal.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

*Exhibit "A".*

*Legal Description Of The Area.*

*Boundary Description.*

*Clark Street And Ridge Avenue R.P.A.*

That part of the east half of Section 31 and the west half of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian and that part of the west half of Section 5, the east half of Section 6 and the west half of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, all in the City of Chicago, Cook County, Illinois, described as follows:

beginning at the intersection of the east right-of-way line of Clark Street and the north right-of-way line of Pratt Avenue; thence east along the north right-of-way line of said Pratt Avenue to the north extension of the east line of a public alley adjoining Lots 9 through 17 and Lots 33 and 34 in Mann's Addition to Rogers Park; thence south along said extension and said east alley line to the intersection of the south line of said Mann's Addition and the east line of a public alley adjoining Lots 11 through 15 and Lot 18 in Block 1 of William L. Wallen's Addition to Rogers Park; thence south along said east alley line to the north right-of-way line of North Shore Avenue; thence south to the intersection of the south right-of-way line of North Shore Avenue and the east line of a public alley adjoining Lots 18 through 28 in Block 5 of said Wallen's Addition; thence south along said east alley line to the north right-of-way line of Wallen Avenue; thence south to the intersection of the south right-of-way line of Wallen Avenue with the east line of a public alley adjoining Lots 13 through 23 in Block 6 of said Wallen's Addition; thence south along said east alley line to the north right-of-way line of Albion Avenue; thence south to the intersection of the south right-of-way line of Albion Avenue and the east line of a public alley adjoining Lots 1 through 5 in Block 1 of Gallup & Schlesswohl's Addition to Rogers Park; thence south along said east alley line to the intersection of the south line of said block with the east line of a public alley running south and east through Block 1 of Becker's Addition to Rogers Park; thence south along said east alley line to an angle point in said alley; thence east along the north line of said alley and its east extension to the east right-of-way line of Ashland Avenue; thence south along said east right-of-way line to the north right-of-way line of Arthur Avenue; thence east along said north right-of-way line to the north extension of the east line of a public alley adjoining Lots 44 through 51 in Hollesen's

Subdivision; thence south along said extension and said east alley line to the north right-of-way line of Schreiber Avenue; thence east along said north right-of-way line to the east right-of-way line of Bosworth Avenue; thence south along said east right-of-way line and its south extension to the east extension of the north line of Lots 3 through 7 in S. F. Hollesen's First Addition to Rogers Park; thence west along said extension and said north line to the west line of a public alley adjoining Lot 5 in a subdivision of Lot 2 in said Hollesen's First Addition; thence north along said west alley line to the south right-of-way line of Schreiber Avenue; thence west along said south right-of-way line to the east right-of-way line of Clark Street; thence south along said east right-of-way line to the north right-of-way line of Devon Avenue; thence east along said north right-of-way line to the north extension of the east line of a public alley adjoining Lots 49, 59 and 139 in Farson's Subdivision; thence south along said extension and said east alley line to the north line of a public alley adjoining Lots 114 through 122 in Edgewater Park; thence east along said north alley line to the north extension of the east line of a public alley adjoining said Lot 122; thence south along said east alley line to the north right-of-way line of Rosemont Avenue; thence east along said north right-of-way line to the north extension of the east line of Lot 106 in said Edgewater Park; thence south along said extension, said east line and its south extension to the south line of a public alley adjoining Lots 90 through 97 in said Edgewater Park; thence west along said south alley line to the east line of a public alley adjoining said Lot 97; thence south along said east alley line to the north right-of-way line of Thome Avenue; thence east along said north right-of-way line to the east right-of-way line of Greenview Avenue; thence south along said east right-of-way line to the south right-of-way line of Granville Avenue; thence west along said south right-of-way line to the east line of Lot 36 in Kransz's first Addition to Edgewater; thence south along said east lot line to the southeast corner of said lot; thence south to the northeast corner of Lot 45 in said First Addition; thence south along the east line of said lot to the southeast corner thereof; thence south to the northeast corner of Lot 116 in said First Addition; thence south along the east line of said lot to the southeast corner thereof; thence south to the northeast corner of Lot 125 in said First Addition; thence south along the east line of said lot and its south extension to the south right-of-way line of Glenlake Avenue; thence west along said south right-of-way line to the east line of Lot 37 in Kransz's Second Addition to Edgewater; thence south along said east line to the southeast corner of said Lot 37; thence south to the northeast corner of Lot 44 in said Second Addition; thence south along the east line of said lot to the north right-of-way line of Norwood Avenue; thence east along said north right-of-way line to the north extension of the east line of Lot 116 in said Second Addition; thence south along said extension and said east line to the southeast corner of said lot; thence south to the northeast corner of Lot 125 in said Second Addition; thence south

along the east line of said lot to the north right-of-way line of Elmdale Avenue; thence east along said north right-of-way line to the east right-of-way line of Greenview Avenue; thence south along said east right-of-way line to the east extension of the south line of a public alley adjoining Lots 24 through 38 in Nargreth Kransz Trustees' Addition to north Edgewater; thence west along said extension and said south alley line to the east line of a public alley adjoining said Lot 24; thence south along said east alley line to the north right-of-way line of Thorndale Avenue; thence last along said north right-of-way line to the north extension of the west line of Lot 49 in said Trustees' Addition; thence south along said extension and said west line to the southwest corner of said lot; thence southeast to the southeast corner of Lot 48 in said Trustees' Addition; thence north along the east line of said lot and its north extension to the north right-of-way line of Thorndale Avenue; thence east along said north right-of-way line to the north extension of the west line of Lot 43 in said Trustees' Addition; thence south along said extension and said west line to the southwest corner of said lot; thence east to the southeast corner of Lot 42 in said Trustees' Addition; thence north along the east line of said lot and its north extension to the north right-of-way line of Thorndale Avenue; thence east along said north right-of-way line to the east right-of-way line of Glenwood Avenue; thence south along said east right-of-way line to the south right-of-way line of Ardmore Avenue; thence west along said south right-of-way line to the southwest right-of-way line of Ridge Avenue; thence northwest along said southwest right-of-way line to the northwest line of Lot 3 in Henry P. Kransz's Resubdivision; thence southwest along said northwest line to the northwest corner of Lot 4 in said resubdivision; thence south along the west line of said lot and its south extension to the south right-of-way line of Ardmore Avenue; thence west along said south right-of-way line to the east line of a public alley adjoining Ramus & Petersen's Subdivision and Katherine Hansen's Addition to Chicago; thence south along said east alley line and its south extension to the south right-of-way line of Victoria Street; thence west along said south right-of-way line to the east line of a public alley adjoining Lots 41 through 49 and Lots 120 through 128 in Clark Street Addition to Edgewater; thence south along said east alley line and its south extension to the south right-of-way line of Hollywood Avenue; thence west along said south right-of-way line to the east line of a public alley through Blocks 1 and 2 of Bryn Mawr Addition to Edgewater; thence south along said east alley line to the north right-of-way line of Bryn Mawr Avenue; thence south to the northwest corner of Lot 4 in the resubdivision of Lots 8 and 9 of a division of the north 10 acres; thence south along the west line of said Lot 4 to the south line of said resubdivision; thence west along said south subdivision line to a line 117 feet east of the southwest corner of said resubdivision; thence southeast to the south line of Lot 10 in said north 10 acre division, 124 feet distant from the southwest corner of said Lot 10; thence east along said south line to the