
1997 Annual Report

Roosevelt-Homan Redevelopment Project Area



**Pursuant to Mayor's
Executive Order 97-2**

June 30, 1998

1997 Annual Report

Roosevelt-Homan Redevelopment Project Area



**Pursuant to Mayor's
Executive Order 97-2**

June 30, 1998



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

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

June 30, 1998

The Honorable Mayor Richard M. Daley, Members
of the City Council, and Citizens of the City of Chicago
City of Chicago
121 N. LaSalle Street
Chicago, Illinois 60602

Ladies and Gentlemen:

The attached information for the Roosevelt-Homan Redevelopment Project Area, along with 43 other individual reports, is presented pursuant to the Mayoral Executive Order 97-2 (Executive Order) regarding annual reporting on the City's tax increment financing (TIF) districts. The City's TIF program has been used to finance neighborhood and downtown improvements, leverage private investment, and create and retain jobs throughout Chicago.

Pursuant to the Executive Order, the Annual Report, presented in the form of the attached, will be filed with the City Clerk for transmittal to the City Council and be distributed in accordance with the Executive Order.

Sincerely,

Christopher R. Hill
Commissioner
Department of Planning and Development

Walter K. Knorr
Chief Financial Officer

NEIGHBORHOODS



June 30, 1998

Mr. Christopher R. Hill
Commissioner
Department of Planning and Development
121 N. LaSalle St.
Chicago, Illinois 60602

Commissioner Hill:

Enclosed is the required annual report for the Roosevelt-Homan Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to the Mayor's Executive Order 97-2. The contents are based on information provided to us by the Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed-upon procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

The report includes the City's data methodology and interpretation of Executive Order 97-2 in addition to required information. The tables in this report use the same lettering system as the Executive Order in order to allow the reader to locate needed information quickly.

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

Very truly yours,



Ernst & Young LLP

**Roosevelt-Homan Redevelopment Project Area
1997 Annual Report**

TABLE OF CONTENTS

**ANNUAL REPORT - ROOSEVELT-HOMAN REDEVELOPMENT PROJECT AREA IN COMPLIANCE
WITH SECTION (4) OF THE MAYOR'S EXECUTIVE ORDER 97-2**

	PAG
PURPOSE OF REPORT.....	1
METHODOLOGY	1
(a) GENERAL DESCRIPTION.....	5
(b) DATE OF DESIGNATION AND TERMINATION	6
(c) COPY OF REDEVELOPMENT PLAN.....	6
(d) DESCRIPTION OF INTERGOVERNMENTAL AND REDEVELOPMENT AGREEMENTS.....	6
(e) DESCRIPTION OF TIF PROJECT(S)	7
(f) DESCRIPTION OF TIF DEBT INSTRUMENTS	8
(g) DESCRIPTION OF CITY CONTRACTS	9
(h) SUMMARY OF PRIVATE AND PUBLIC INVESTMENT ACTIVITY	11
(i) DESCRIPTION OF PROPERTY TRANSACTIONS.....	12
(j) FINANCIAL SUMMARY PREPARED BY THE CITY COMPTROLLER.....	13
(k) DESCRIPTION OF TAX RECEIPTS AND ASSESSMENT INCREMENTS.....	14
(l) CERTAIN CONTRACTS OF TIF CONSULTANTS.....	16
(m) COMPLIANCE STATEMENT PREPARED BY AN INDEPENDENT PUBLIC ACCOUNTANT.....	17
ATTACHMENT - REDEVELOPMENT PLAN.....	18

Roosevelt-Homan Redevelopment Project Area 1997 Annual Report

Purpose of Report:

The purpose of the Annual Report for the Roosevelt-Homan Redevelopment Project Area (Report) is to provide useful information to interested parties regarding the City of Chicago's (City) tax increment financing (TIF) districts in existence on December 31, 1997, as required by the Mayor's Executive Order 97-2 (Executive Order). This Report covers the Roosevelt-Homan Redevelopment Project Area (Project Area).

Methodology:

In the process of providing information about the Project Area, care was taken to follow the organization of the Executive Order to allow the reader to locate needed information in an efficient manner. Except to the extent that Section (h) also describes completed projects, the Report reflects only TIF economic activity during 1997. As outlined below, several assumptions were made concerning certain required information.

(a) General Description

The general boundaries of the Project Area were described and illustrated in a map. However, in order to provide ease of reading, only major boundary streets were identified. For exact boundaries, the interested reader should consult the legal description of the Project Area boundaries found in the Redevelopment Plan (Attachment).

(b) Date of Designation and Termination

For purposes of this Report, the date of termination is assumed to occur 23 years from the date of designation, the maximum duration currently allowed under the Tax Increment Allocation Redevelopment Act.

(c) Copy of Redevelopment Plan

The Redevelopment Plan, as amended (if applicable), for the Project Area is provided as the Attachment at the end of the Report.

Roosevelt-Homan Redevelopment Project Area 1997 Annual Report

(d) Description of Intergovernmental and Redevelopment Agreements

Agreements related to the Project Area are either intergovernmental agreements between the City and another public entity or redevelopment agreements between the City and private sector entities interested in redeveloping all or a portion of the Project Area. The date of recording of Agreements with the Cook County Recorder of Deeds is included in Section (d) (if applicable).

(e) Description of TIF Projects

Section (e) describes each TIF project in the Project Area that has already received approval by the Community Development Commission. The amount budgeted for project costs and the estimated timetable were obtained from the Project Area's intergovernmental or redevelopment agreement, if such agreements exist. City tax increment project expenditures during 1997, tax increment project expenditures to date, and a description of all TIF financing was included in Section (e). This Report covers only those projects already approved by the Community Development Commission as of December 31, 1997, and which received TIF financing during 1997. Those projects in discussion, pre-proposal stage with a developer, or being reviewed by Community Development Commission staff are not "projects" for purposes of the Report.

(f) Description of all TIF Debt Instruments

Descriptions of all TIF debt instruments in Section (f) were obtained from the City. It should be noted that debt instruments issued without a security pledge of incremental taxes or direct payments from incremental taxes for principal and interest were not included in Section (f). Such instruments do not qualify as TIF debt instruments as defined by the Executive Order.

(g) Description of City Contracts

Section (g) provides a description of City contracts paid with incremental property tax revenues in 1997. For purposes of the Report, "prior calendar year" as defined in the Executive Order means 1997. Section (g) does not cover payments for services related to TIF projects previously reported in Section (e).

City contracts related to the Project Area are defined as those contracts paid from TIF funds, not related to a specific TIF project, and not elsewhere reported. Items include but are not limited to payments for work done to acquire, dispose of, or lease property within an area, or payments to

Roosevelt-Homan Redevelopment Project Area 1997 Annual Report

appraisers, surveyors, consultants, marketing agents, and other professionals. These services may affect more than one project in a Project Area and are not otherwise reported. Section (g) does not report such non-contractual cost items as Recorder of Deeds filing fees, postage, telephone service, etc. City contracts may include term agreements which are city-wide, multi-year contracts that provide goods or services for various City departments.

(h) Summary of Private and Public Investment Activity

Section (h) describes each TIF project in the Project Area that has an executed intergovernmental or redevelopment agreement as of December 31, 1997, or that has been approved by the Community Development Commission as of December 31, 1997.

The investment activity reported is based on data for projects described in the intergovernmental or redevelopment agreements and any additional data available to the Commissioner of Planning and Development. Private and public investments are estimated in Section (h) on a completed project basis. The Report contains only the final ratio of private/public investment for each TIF project. Other private investment activity is estimated based on the best information available to the Commissioner of Planning and Development.

(i) Description of Property Transactions

Information regarding property transactions is provided in Section (i) to the extent the City took or divested title to real property or was a lessor or lessee of real property within the Project Area.

(j) Financial Summary Prepared by the City Comptroller

Section (j) provides a 1997 financial summary for the Project Area audited by an independent certified public accounting firm. These statements were prepared in accordance with generally accepted accounting principles.

(k) Description of Tax Receipts and Assessment Increments

Information concerning 1997 tax receipts and assessments associated with the Project Area is provided in Section (k). The amount of incremental property tax equals the incremental EAV from the prior year multiplied by the applicable property tax rates. Actual receipts may vary due

Roosevelt-Homan Redevelopment Project Area 1997 Annual Report

to delinquencies, sale of prior years' taxes, and payment of delinquencies. See the financial report for actual receipts.

(l) Certain Contracts of TIF Consultants

Section (l) provides information about contracts, if any, between the TIF consultant who was paid by the City for assisting to establish the Project Area and any entity that has received or is currently receiving payments financed by tax increment revenues from the Project Area. The contents of Section (l) are based on responses to a mail survey. This survey was sent to every consultant who has prepared at least one redevelopment plan for the establishment of a redevelopment project area within the City, as of December 31, 1997.

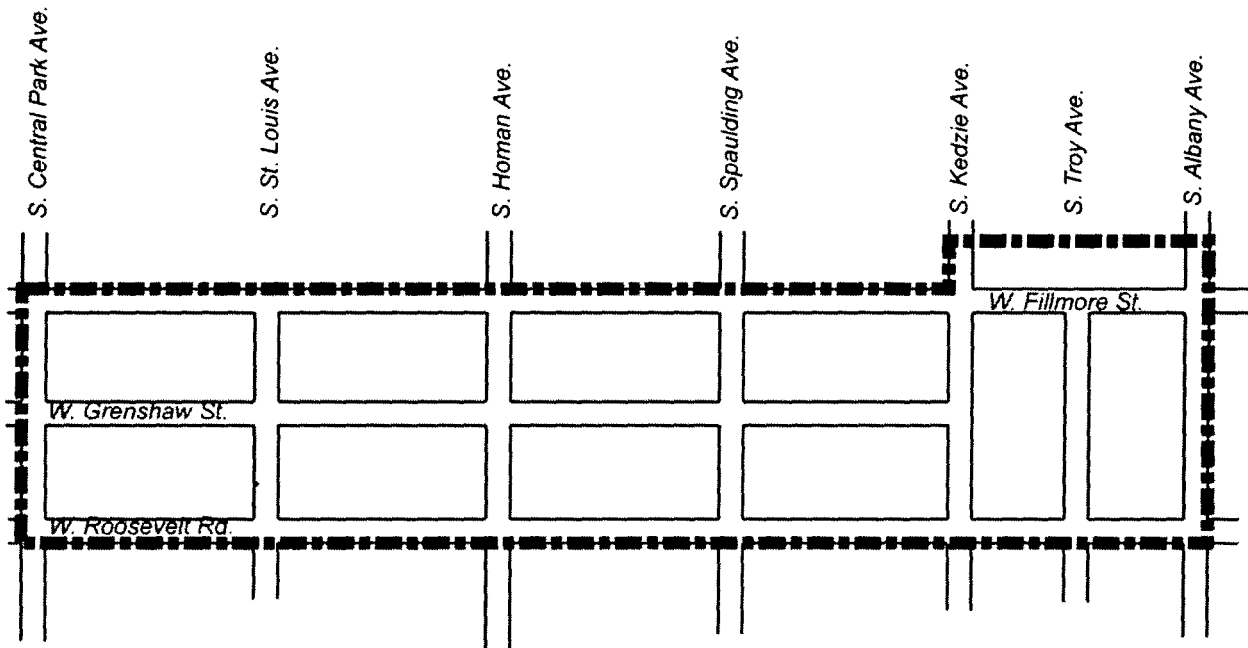
(m) Compliance Statement Prepared by an Independent Public Accountant

As part of the audit procedures performed by independent accountants, certain compliance tests were performed related to the Project Area. Included in the Annual Report is an audit opinion indicating compliance or non-compliance with the Illinois Tax Increment Allocation Redevelopment Act or the Illinois Industrial Jobs Recovery Law, as appropriate. Section (m) provides this statement.

Roosevelt-Homan Redevelopment Project Area 1997 Annual Report

(a) GENERAL DESCRIPTION

The Project Area encompasses an area bounded by South Central Park on the west, South Albany Avenue on the east, West Roosevelt Road on the south, and West Fillmore Avenue and the B. and O.C.T. Railroad on the north. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan (Attachment).



Roosevelt-Homan Redevelopment Project Area 1997 Annual Report

(b) DATE OF DESIGNATION AND TERMINATION

The Project Area was designated by the Chicago City Council on December 5, 1990. The Project Area may be terminated no later than July 1, 2013.

(c) COPY OF REDEVELOPMENT PLAN

The Redevelopment Plan for the Project Area, as amended (if applicable), is contained in this Report (Attachment).

(d) DESCRIPTION OF INTERGOVERNMENTAL AND REDEVELOPMENT AGREEMENTS

Information pertaining to executed intergovernmental and redevelopment agreements is provided in Table D below. A description of intergovernmental and redevelopment agreements executed in connection with the Project Area, naming parties, dates of authorization by the City Council, dates of execution, and dates of recording in the office of the Cook County Recorder of Deeds (if applicable), is included.

TABLE D
INTERGOVERNMENTAL AND REDEVELOPMENT AGREEMENTS

<u>PARTIES TO AGREEMENT WITH CITY</u>	<u>DATE OF AUTHORIZATION BY CITY COUNCIL</u>	<u>DATE OF EXECUTION</u>	<u>DATE OF RECORDING IN RECORDER OF DEEDS OFFICE (if applicable)</u>
Plitt / ICE Lawndale, L.L.C.	3/19/97	4/14/97	4/28/97

Roosevelt-Homan Redevelopment Project Area 1997 Annual Report

(e) DESCRIPTION OF TIF PROJECT(S)

Section (e) provides the required information as outlined in the Executive Order about each TIF project which has received TIF financing during the most recently concluded prior calendar year (1997). A description of each TIF project approved by the Community Development Commission or currently under way within the Project Area is included in Section (e). The section specifically notes:

- 1) the nature of the project;
- 2) the budgeted project cost and the amount of TIF assistance allocated to the project;
- 3) the estimated timetable, and a statement of any change in the estimate during the prior calendar year;
- 4) total City tax increment project expenditures during the prior calendar year and total City tax increment project expenditures to date;
- 5) a description of all TIF financing, including type, date, terms, amount, project recipient, and purpose of project financing.

During 1997, there were no tax increment project expenditures within the Project Area. Therefore, no information is provided in this section.

**Roosevelt-Homan Redevelopment Project Area
1997 Annual Report**

(f) DESCRIPTION OF TIF DEBT INSTRUMENTS

Section (f) contains TIF debt information for the Project Area as outlined in the Executive Order:

- 1) the principal dollar amount of TIF debt instruments;
- 2) the date, dollar amount, interest rate and security of each sale of TIF debt instruments, and type of instrument sold;
- 3) the underwriters and trustees of each sale;
- 4) the amount of interest paid from tax increment during the prior calendar year (1997);
- 5) the amount of principal paid from tax increment during the prior calendar year (1997).

As of December 31, 1997, there were no TIF debt instruments outstanding for the Project Area.

Roosevelt-Homan Redevelopment Project Area 1997 Annual Report

(g) DESCRIPTION OF CITY CONTRACTS

The following Table G contains the required information as outlined in the Executive Order pertaining to City contracts related to the Project Area. The section contains a description of each City contract related to the Project Area and executed or in effect during the prior calendar year. In addition, the date, names of all contracting parties, purpose, amount of compensation, and percentage of compensation paid is included in the table. This Section (g) does not apply to any contract or contract expenditure reported under (e)(5) of Section 4 of the Executive Order.

City contracts related to the Project Area are defined as those contracts paid from TIF funds, not related to a specific TIF project, and not elsewhere reported. Items include but are not limited to payments for work done to acquire, dispose of, or lease property within a Project Area, or payments to appraisers, surveyors, consultants, marketing agents, and other professionals. These services may affect more than one project in a Project Area and are not otherwise reported. Section (g) does not report such non-contractual cost items as Recorder of Deeds filing fees, postage, telephone service, etc. City contracts include term agreements which are city-wide, multi-year contracts that provide goods or services for various City departments.

**Roosevelt-Homan Redevelopment Project Area
1997 Annual Report**

**TABLE G
DESCRIPTION OF CITY CONTRACTS RELATED TO THE PROJECT AREA**

<u>CONTRACTING PARTIES WITH THE CITY OF CHICAGO</u>	<u>DATE OF EXECUTION</u>	<u>PURPOSE</u>	<u>AMOUNT OF COMPENSATION PAID IN 1997</u>	<u>PERCENT OF COMPENSATION PAID TO DATE</u>
Community in Action	1997	Costs of Job Training	\$4,667	100%
Chicago Employment Service	1997	Costs of Job Training	\$64,350	100%
City TIF Program Administration	1997	Costs of Implementation and Administration	\$4,741	100%

Roosevelt-Homan Redevelopment Project Area 1997 Annual Report

(h) SUMMARY OF PRIVATE AND PUBLIC INVESTMENT ACTIVITY

The following Table H provides the required information as outlined in the Executive Order pertaining to private investment activity, job creation, job retention, and the ratio of private to public investment. It describes each TIF project in the Project Area that has an executed intergovernmental or redevelopment agreement as of December 31, 1997, or that has been approved by the Community Development Commission as of December 31, 1997.

To the extent this information is available to the Commissioner of Planning and Development on a completed project basis, the table provides a summary of private investment activity, job creation, and job retention within the Project Area, and a summary for each TIF project within the Project Area.

The Report contains only the final ratio of private/public investment for each TIF project. The private investment activity reported includes data from the intergovernmental or redevelopment agreement(s) and any additional data available to the Commissioner of Planning and Development. Other private investment activity is estimated based on the best information available to the Commissioner of Planning and Development.

**TABLE H
DESCRIPTION OF PRIVATE INVESTMENT ACTIVITY, JOB RETENTION, JOB CREATION,
AND RATIO OF PRIVATE TO PUBLIC INVESTMENT IN THE PROJECT AREA**

<u>NAME OF TIF PROJECT</u>	<u>JOB CREATION</u>	<u>JOB RETENTION</u>	<u>PRIVATE INVESTMENT ACTIVITY</u>	<u>PUBLIC INVESTMENT</u>	<u>RATIO OF PRIVATE/PUBLIC INVESTMENT</u>
ICE/ Lawndale, L.L.C.	50	N.A. (1)	\$7,018,000	\$3,335,000	2.10
		TOTAL	\$7,018,000	\$3,335,000	2.10

(1) N.A. - not applicable.

Note₁: Data gathered by an independent consultant to the City, with the assistance of City staff.

Note₂: Job creation estimate reflects full-time and part-time positions.

Roosevelt-Homan Redevelopment Project Area 1997 Annual Report

(i) DESCRIPTION OF PROPERTY TRANSACTIONS

The Executive Order requires information pertaining to property transactions occurring within the Project Area, to the extent the City took or divested title to real property or was a lessor or lessee of real property within the Project Area. Specifically, the Executive Order requires descriptions of the following property transactions occurring within the TIF area during the prior calendar year (1997):

- 1) every property acquisition by the City through expenditure of TIF funds, including the location, type and size of property, name of the transferor, date of transaction, the compensation paid, and a statement whether the property was acquired by purchase or by eminent domain;
- 2) every property transfer by the City as part of the redevelopment plan for the Project Area, including the location, type and size of property, name of the transferee, date of transaction, and the compensation paid;
- 3) every lease of real property to the City, if the rental payments are to be made from TIF funds. Information shall include the location, type and size of property, name of lessor, date of transaction, duration of lease, purpose of rental, and the rental amount;
- 4) every lease of real property by the City to any other person as part of the redevelopment plan for the area. Information shall include the location, type and size of property, name of lessor, date of transaction, duration of lease, purpose of rental, and the rental amount.

As mentioned above, the Executive Order requires reporting of property transactions occurring within the Project Area, to the extent the City took or divested title to real property or was a lessor or lessee of real property within the Project Area. **However, the City did not take or divest title to real property within the Project Area during 1997. Additionally, the City was not a lessor or lessee of real property within the Project Area during 1997.**

Roosevelt-Homan Redevelopment Project Area 1997 Annual Report

(j) FINANCIAL SUMMARY PREPARED BY THE CITY COMPTROLLER

The audited financial statements provide the required information as outlined in the Executive Order pertaining to financial aspects of the Special Tax Allocation Fund for the Project Area. These statements include:

- 1) the balance in the fund for the Project Area at the beginning of the prior calendar year;
- 2) cash receipts by source and transfers, deposited into the fund during the prior calendar year;
- 3) transfer credits into the fund for the Project Area during the prior calendar year;
- 4) expenditures and transfers from the fund, by statutory category, for the Project Area during the prior calendar year;
- 5) the balance in the fund for the Project Area at the conclusion of the prior calendar year.

CITY OF CHICAGO, ILLINOIS
ROOSEVELT-HOMAN REDEVELOPMENT PROJECT

FINANCIAL REPORT

DECEMBER 31, 1997

CITY OF CHICAGO, ILLINOIS
ROOSEVELT-HOMAN REDEVELOPMENT PROJECT

C O N T E N T S

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION	1
Balance sheet	2
Statement of revenues, expenditures and changes in fund balance	3
Notes to financial statements	4-5
 SUPPLEMENTARY INFORMATION	
Schedule of cash activities	6
Schedule of expenditures by statutory code	7

BANSLEY AND KIENER, L.L.P.
CERTIFIED PUBLIC ACCOUNTANTS
125 SOUTH WACKER DRIVE
CHICAGO, ILLINOIS 60606-4496
AREA CODE 312 263-2700

INDEPENDENT AUDITOR'S REPORT

The Honorable Richard M. Daley, Mayor
Members of the City Council
City of Chicago, Illinois

We have audited the accompanying balance sheet of the Roosevelt-Homan Redevelopment Project of the City of Chicago, Illinois, as of December 31, 1997, and the related statement of revenues, expenditures and changes in fund balance for the year then ended. These financial statements are the responsibility of the City of Chicago's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Roosevelt-Homan Redevelopment Project of the City of Chicago, Illinois, as of December 31, 1997, and the results of its operations and changes in fund balance for the year then ended in conformity with generally accepted accounting principles.

Our audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The schedule of cash activities on page 6 and the schedule of expenditures by statutory code on page 7, which are also the responsibility of the City of Chicago's management, are presented for purposes of additional analysis and are not a required part of the financial statements of Roosevelt-Homan Redevelopment Project of the City of Chicago, Illinois. Such additional information has been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, is fairly stated in all material respects when considered in relation to the financial statements taken as a whole.

Bansley and Kiener, L.L.P.

Certified Public Accountants

April 13, 1998

CITY OF CHICAGO, ILLINOIS
ROOSEVELT-HOMAN REDEVELOPMENT PROJECT

BALANCE SHEET
DECEMBER 31, 1997

A S S E T S

Cash and investments	\$486,062
Property taxes receivable	142,000
Accrued interest receivable	<u>9,447</u>
Total assets	<u>\$637,509</u>

LIABILITIES AND FUND BALANCE

Due to other City funds	\$ 4,741
Deferred revenue	141,157
Fund balance	<u>491,611</u>
Total liabilities and fund balance	<u>\$637,509</u>

The accompanying notes are an integral part of the financial statements.

CITY OF CHICAGO, ILLINOIS
ROOSEVELT-HOMAN REDEVELOPMENT PROJECT

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
YEAR ENDED DECEMBER 31, 1997

Revenues	
Property tax	\$141,659
Interest	<u>24,188</u>
Total revenues	165,847
Expenditures	
Capital projects	<u>73,758</u>
Revenues over expenditures	92,089
Fund balance, beginning of year	<u>399,522</u>
Fund balance, end of year	<u>\$491,611</u>

The accompanying notes are an integral part of the financial statements.

CITY OF CHICAGO, ILLINOIS
ROOSEVELT-HOMAN REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS

Note 1 - Summary of Significant Accounting Policies

Description of Project

The Roosevelt-Homan Tax Increment Redevelopment Project Area (Project) was established in December 1990. The area has been established to finance improvements, leverage private investment and create and retain jobs. Reimbursements, if any, are made to the developer as public improvements are completed and pass City inspection.

Basis of Accounting

The Project is accounted for within the special revenue funds of the City.

The financial statements are prepared on the modified accrual basis of accounting and current financial resources measurement focus with only current assets and liabilities included on the balance sheet. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are recorded when the liability is incurred.

Management's Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Illinois Tax Increment Redevelopment Allocation Act Compliance

The Project's expenditures include reimbursements for various eligible costs as described in subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act and the Redevelopment Agreement relating specifically to the Project. Eligible costs include but are not limited to survey, property assembly, rehabilitation, public infrastructure, financing and relocation costs.

CITY OF CHICAGO, ILLINOIS
ROOSEVELT-HOMAN REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS
(Continued)

Note 1 - Summary of Significant Accounting Policies (Continued)

Cash and Investments

Cash belonging to the City is generally deposited with the City Treasurer as required by the Municipal Code of Chicago. The City Comptroller issues warrants for authorized City expenditures which represent a claim for payment when presented to the City Treasurer. Payment for all City warrants clearing is made by checks drawn on the City's various operating bank accounts.

The City Treasurer and City Comptroller share responsibility for investing in authorized investments. Interest earned on pooled investments is allocated to participating funds based upon their average combined cash and investment balances. Investments are stated at cost or amortized cost, which approximates market value.

Property Taxes

Property taxes are susceptible to accrual and recognized as a receivable in the year levied. Revenue recognition is deferred unless the taxes are received within 60 days subsequent to year-end.

Note 2 - Commitments

As of December 31, 1997 the Project has entered into contracts for approximately \$138,000 for services and construction projects.

SUPPLEMENTARY INFORMATION

SCHEDULE OF CASH ACTIVITIES
YEAR ENDED DECEMBER 31, 1997

Cash flows from operating activities	
Property taxes received	\$144,140
Payments for capital projects	(69,017)
Interest received	<u>20,258</u>
Increase in cash and investments	95,381
Cash and investments, beginning of year	<u>390,681</u>
Cash and investments, end of year	<u>\$486,062</u>
Reconciliation of revenues over expenditures to net cash provided by operating activities	
Revenues over expenditures	\$ 92,089
Adjustments to reconcile revenues over expenditures to net cash provided by operating activities	
Changes in assets - (increase)	
Property tax receivable	(10,659)
Accrued interest receivable	(3,930)
Changes in liabilities - increase	
Due to other City funds	4,741
Deferred revenue	<u>13,140</u>
	<u>\$ 95,381</u>

SCHEDULE OF EXPENDITURES BY STATUTORY CODE

Code Description

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, legal, and marketing	\$ 4,741
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 or more taxing districts, provided that such costs are covered under 65 ILCS 5/11-74.4-3(q)10	<u>69,017</u>
	<u>\$73,758</u>

Roosevelt-Homan Redevelopment Project Area 1997 Annual Report

(k) DESCRIPTION OF TAX RECEIPTS AND ASSESSMENT INCREMENTS

The following Table K provides the required statement of tax receipts and assessment increments for the Project Area as outlined in the Executive Order. The amount of incremental property tax equals the incremental EAV from the prior year multiplied by the applicable property tax rates. Actual receipts may vary due to delinquencies, sale of prior years' taxes, and payment of delinquencies. See the financial report for actual receipts. The table provides the following information:

- 1) for a sales tax Project Area, the municipal sales tax increment and state sales tax increment deposited in the fund during the prior calendar year;
- 2) for a utility tax Project Area, the municipal utility tax increment and the net state utility tax increment amount deposited in the special allocation fund during the prior calendar year;
- 3) for a property tax Project Area, (A) the total initial equalized assessed value of property within the Project Area as of the date of designation of the area, and (B) the total equalized assessed value of property within the Project Area as of the most recent property tax year;
- 4) the dollar amount of property taxes on property within the Project Area attributable to the difference between items (3)(A) and (3)(B) of this Section (k).

All terms used in Section (k) relating to increment amounts and assessed value are construed as in Section 9 of the Illinois Tax Increment Allocation and Redevelopment Act or the Illinois Industrial Jobs Recovery Law.

Roosevelt-Homan Redevelopment Project Area 1997 Annual Report

TABLE K
DESCRIPTION OF TAX RECEIPTS AND ASSESSMENT INCREMENTS

<u>YEAR</u>	<u>MUNICIPAL SALES TAX INCREMENT</u>	<u>STATE SALES TAX INCREMENT</u>	<u>MUNICIPAL UTILITY TAX INCREMENT</u>	<u>NET STATE UTILITY TAX INCREMENT</u>	<u>INITIAL EAV</u>	<u>TOTAL 1996 EAV</u>	<u>TOTAL INCREMENTAL PROPERTY TAXES 1996</u>
1997	N.A. (1)	N.A. (1)	N.A. (1)	N.A. (1)	\$3,539,018	\$5,048,262	\$142,669

(1) N.A. - not applicable.

Roosevelt-Homan Redevelopment Project Area 1997 Annual Report

(I) CERTAIN CONTRACTS OF TIF CONSULTANTS

Section (I) provides information about contracts, if any, between the TIF consultant who was paid by the City for assisting to establish the Project Area and any entity that has or is currently receiving payments financed by tax increment revenues from the Project Area. The contents of Section (I) are based on responses to a mail survey. This survey was sent to every consultant who has prepared at least one redevelopment plan for the establishment of a redevelopment project area within the City, as of December 31, 1997. The Executive Order specifically applies to contracts that the City's tax increment advisors or consultants, if any, have entered into with any entity that has received or is receiving payments financed by tax revenues produced by the same Project Area. **No TIF Consultant was paid by the City for assisting to establish the Project Area.**

**Roosevelt-Homan Redevelopment Project Area
1997 Annual Report**

**(m) COMPLIANCE STATEMENT PREPARED BY AN INDEPENDENT PUBLIC
ACCOUNTANT**

For the Project Area's Special Tax Allocation Fund, this Report provides a certified audit report reviewing compliance with the Illinois Tax Increment Allocation Redevelopment Act or the Illinois Industrial Jobs Recovery Law, as appropriate. The audit was performed by an independent public accountant, certified and licensed by the State of Illinois, and in accordance with generally accepted auditing standards established by the American Institute of Certified Public Accountants. The Report contains a statement from the accountant indicating compliance or non-compliance with the Illinois Tax Increment Allocation Redevelopment Act or the Illinois Industrial Jobs Recovery Law, as appropriate.

BERNARD J. SULLIVAN, C
RICHARD J. QUINN, C
FRANK S. GADZALA, C
PAUL A. MERKEL, C
THOMAS A. TYLER, C
JOHN W. SANEW III, C
THOMAS A. CERWIN, C
STEPHEN R. PANFIL, C
MICHAEL D. HUELS, C
ROBERT J. MARSCHALK, C
THOMAS J. CAPLICE, C
ROBERT J. HANNIGAN, C
GERARD J. PATER, C
VINCENT M. GUZALDO, C

Bansley and Kiener, L.L.P.
Certified Public Accountants

Established 1922

MANAGEMENT ADVISORY SERVICE

TIMOTHY R. MULCAHY
DAVID W. RICHMOND

125 SOUTH WACKER DRIVE CHICAGO, ILLINOIS 60606-4496 312/263-2700 FAX: 312/263-6935

INDEPENDENT AUDITOR'S REPORT

The Honorable Richard M. Daley, Mayor
Members of the City Council
City of Chicago, Illinois

We have audited, in accordance with generally accepted auditing standards, the balance sheet of Roosevelt-Homan Redevelopment Project of the City of Chicago, Illinois as of December 31, 1997, and the related statement of revenues, expenditures and changes in fund balance for the year then ended, and have issued our report thereon dated April 13, 1998.

In connection with our audit, nothing came to our attention that caused us to believe that the Project failed to comply with the regulatory provisions in Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act and Subsection (o) of Section 11-74.6-10 of the Illinois Industrial Jobs Recovery Law as they relate to the eligibility for costs incurred incidental to the implementation of the Roosevelt-Homan Redevelopment Project of the City of Chicago, Illinois.

This report is intended for the information of the City of Chicago's management. However, this report is a matter of public record, and its distribution is not limited.

Bansley and Kiener, L.L.P.

Certified Public Accountants

April 13, 1998

**Roosevelt-Homan Redevelopment Project Area
1997 Annual Report**

**ATTACHMENT
REDEVELOPMENT PLAN**

CITY OF CHICAGO

**ROOSEVELT-HOMAN
COMMERCIAL/RESIDENTIAL REDEVELOPMENT AREA
TAX INCREMENT FINANCE PROGRAM**

REDEVELOPMENT PLAN

July, 1990

Richard M. Daley
Mayor

**REDEVELOPMENT PLAN FOR
ROOSEVELT-HOMAN COMMERCIAL/RESIDENTIAL REDEVELOPMENT AREA
TAX INCREMENT FINANCING PROGRAM**

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
INTRODUCTION	8
REDEVELOPMENT PROJECT AREA AND LEGAL DESCRIPTION	12
REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES	13
BLIGHTED AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA	17
ROOSEVELT-HOMAN COMMERCIAL/RESIDENTIAL REDEVELOPMENT PROJECT	21
REDEVELOPMENT PROJECT AREA GOAL AND OBJECTIVES	21
REDEVELOPMENT PLAN	22
GENERAL LAND-USE PLAN	25
ESTIMATED REDEVELOPMENT PROJECT COSTS	26
SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS	28
PHASING AND SCHEDULING OF REDEVELOPMENT PLAN	31
PROVISION FOR AMENDING ACTION PLAN	32
AFFIRMATIVE ACTION PLAN	33
LEGAL DESCRIPTION	34
TABLES	35
ESTIMATED REDEVELOPMENT PROJECT COSTS	35
1988 EQUALIZED ASSESSED VALUATION	36
MAPS	42

EXECUTIVE SUMMARY

GOALS AND OBJECTIVES

General Goals:

- * Improve the quality of life in Chicago by eliminating the influence of, as well as the manifestations of, both physical and economic blight in the Redevelopment Project Area.
- * Provide sound economic development in the Redevelopment Project Area.
- * Revitalize the Redevelopment Project Area to make it an important center contributing to the revitalization of the North Lawndale community area.
- * Provide for residential rehabilitation and new development which will offer a diversity of new housing accommodations in a variety of structure types.
- * Provide new housing for low and moderate income persons.
- * Provide for the consolidation of strip commercial into a neighborhood shopping cluster which will be conveniently located to adequately serve all residents of the area.
- * Provide for the vacation of unnecessary streets and alleys and development of a street system which will adequately serve the area.
- * Achieve changes of land use, through development of coordinated clusters of uses for neighborhood shopping, residential and recreation.
- * Remove impediments to land disposition and development through acquisition and/or assembly of vacant land into reasonably sized and shaped parcels.
- * Create an environment within the Redevelopment Project Area which will contribute to the health, safety, and general welfare of the City, and preserve or enhance the value of properties in the North Lawndale community area.
- * Create job opportunities.

Redevelopment Objectives:

- * Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Blighted Area. Section IV of the Eligibility Study, Blighted Area Conditions Existing in the Redevelopment Project Area, describes the blighting conditions.
- * Enhance the tax base of the City of Chicago and of the other taxing districts which extend into the Redevelopment Project Area by encouraging private investment in commercial and residential new construction and rehabilitation.

- * Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing business activity, taxable values, and job opportunities.
- * Encourage the assembly of land into parcels functionally adaptable with respect to shape and size for redevelopment needs and standards.
- * Provide sites for needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted design criteria for such facilities.
- * Provide needed incentives to encourage a broad range of improvements for both new development and rehabilitation efforts.
- * Encourage the participation of minorities and women in professional and investment opportunities involved in the development of the Redevelopment Project Area.

Development and Design Objectives

- * Establish a pattern of land use activities arranged in compact, compatible grouping to increase efficiency of operation and economic relationships.
- * Achieve development which is integrated both functionally and aesthetically with nearby existing development.
- * Ensure safe and adequate circulation patterns and capacity in the project area.
- * Encourage a high-quality appearance of buildings, rights-of-way and open spaces, and encourage high standards of design.
- * Incorporate the 1970 Urban Renewal techniques to achieve plan objectives.

Based upon surveys, inspections, and analysis of the area by Louik/Schneider & Associates, Inc., the Redevelopment Project Area qualifies as a "blighted area" as defined by the Act. The area is characterized by the presence of a combination of five or more blighting factors as listed in the Act, rendering the area detrimental to the public safety, health and welfare of the citizens of this area of the City. Specifically:

- * Of the fourteen factors set forth in the law, ten are present in the area.
- * The blighting factors are reasonably distributed throughout the Study Area.
- * All blocks within the Study Area show the presence of blighting factors.

REDEVELOPMENT PLAN

The proposed Roosevelt-Homan Commercial/Residential Redevelopment Project Area for the purposes of planning and programming of improvements have been divided into two components. These components are a commercial development and residential redevelopment and rehabilitation.

COMMERCIAL DEVELOPMENT

The commercial component of this plan encompasses an area bounded by S. Kedzie Ave on the east, W. Homan Ave. on the west, S. Roosevelt Rd. on the south, and W. Fillmore Ave. on the north (see Map 3 Redevelopment Plan). The commercial redevelopment will require the City and a developer to enter into a redevelopment agreement upon approval by the City Council of Chicago. The redevelopment agreement will generally provide for the City to provide funding for necessary infra-structure and site improvements. The funds for said improvements are to come from the City's issuance of bonds to be repaid from the incremental increase in tax revenues to be generated from the entire Redevelopment Project Area. The developer will undertake the responsibility for the required infra-structure and site improvements, and will further be required to build a retail shopping center containing approximately 130,000 square feet on approximately a 15.5 acre site and the necessary support facilities such as parking and landscaping.

The commercial portion of the project defined in this component of the Plan will be completed within 24 months of the signing of a redevelopment agreement. This commercial component is expected to generate tax increments in excess of its needs for development. Those additional dollars not needed for the commercial portion of the project along with the new taxes generated from the residential development will provide a basis for the residential component of the Plan.

RESIDENTIAL REDEVELOPMENT/REHABILITATION

The residential component of this plan encompasses the residential areas of the Project Area as defined by the proposed land use (See Map 3). This residential component of the Redevelopment Plan will be administered and coordinated by the City of Chicago Department of Housing. The residential program is part of a long term program to improve the housing

conditions in the Lawndale Area. The residential component of the Redevelopment Plan includes the following four programs: (1) Neighborhood home improvement program; (2) Low-income housing tax reactivation program; (3) In-fill housing Program; and (4) Site improvement program.

Neighborhood Home Improvement Program

This program provides low-interest fixed rate loans to owners of one to four unit properties, for all types of home improvements. The Department of Housing will commit to doing a minimum of 60 houses within 20 years. The maximum that can be borrowed is \$25,000 per property.

Low Income Tax Reactivation Program

This program will return tax-delinquent properties to the tax rolls and develop low -income housing by providing not-for-profit and for-profit developers the opportunity to acquire tax delinquent multi-unit (7 or more) properties through the no-cash bid procedure of the Cook County Scavenger Sale. The Department of Housing will commit to doing a minimum of 8 to 10 buildings over a 10 year period.

In-Fill Housing Program

This program is intended to help revitalize the Redevelopment Area by reducing blight of under-utilized, long vacant lots, replacing them with new homes and landscaped yards. The Department of Housing will put together a special demonstration project for the Redevelopment Project Area.

The projected goals of the In-Fill Housing program are:

- (1) To build 40 to 50 single family homes in the Redevelopment Area over a 10 to 15 year period. It is expected that these homes will sell for between \$55,000 and \$85,000 as adjusted for inflation over the time period.
- (2) To build 50 to 60 multi family rental units in the Redevelopment Area over a 10 to 15 year period.

Perimeter Site Improvements Program

The purpose of the Site Improvement Program is to provide improvements to the public rights-of-way which surround and support the redevelopment project.

On site developments undertaken by the Department of Housing may include but not be limited to the construction or reconstruction of curbs, gutters, sidewalks, streets and alleys; the installation of landscaping to public parkways and plazas; and the installation or reconstruction of public and private utilities.

The Department of Housing will provide site improvements not to exceed \$500.00 per dwelling unit for each of the housing development programs.

The estimated redevelopment project costs are shown in Table 1. To the extent that municipal obligations may be issued to pay for such redevelopment project costs included prior to, but in anticipation of, the adoption of tax increment financing, the City shall be reimbursed for such redevelopment project costs. The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs).

TABLE 1
ESTIMATED REDEVELOPMENT PROJECT COSTS

Program Action/Improvements

Commercial Area	
Infrastructure Improvements	\$ 700,000
Site Improvements	800,000
Planning, legal, studies, etc.	200,000
Contingencies	150,000
Residential Area	
Infrastructure Improvements	100,000
Financing assistance - interest rate subsidy	200,000
Acquisition	100,000
Planning, legal, studies, etc.	100,000
Contingencies	50,000
 Total Costs*	 \$ 2,500,000

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

Funds necessary to pay for redevelopment project costs and municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and proceeds from municipal obligations which have as their revenue source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Other sources of funds which may be used to pay for redevelopment costs and obligations issued or incurred, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the municipality may from time to time deem appropriate.

Issuance of Obligations

To finance redevelopment costs a municipality may issue obligations secured by the anticipated tax increment revenue generated within the TIF Redevelopment Project Area.

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

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The total 1988 equalized assessed valuation for the entire Redevelopment Project Area is \$3,618,369. This equalized assessed valuation is subject to final verification by Cook County.

After verification, the County Clerk of Cook County, Illinois will certify the amount, and this amount will serve as the "Initial Equalized Assessed Valuation."

Anticipated Equalized Assessed Valuation

By the year 2001, when it is estimated that all the anticipated private development will be completed and fully assessed, the estimated equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between \$8,500,000 and \$11,000,000. By the year 1994, when the primary phase of the commercial and the initial residential development is complete, the equalized assessed value of real property within the Redevelopment Project Area is estimated at between \$6,000,000 and \$8,000,000. These estimates are based on several key assumptions, including: 1) primary phase of the commercial development will be completed in 1992; 2) residential and secondary commercial development projects will occur in a timely manner; 3) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Project and Plan; 4) the most recent State Multiplier of 1.9133 as applied to 1989 assessed values will remain unchanged; and 4) for the duration of the project the tax rate for the entire Redevelopment Project Area is assumed to be the same and will remain unchanged from the 1989 level.

INTRODUCTION

The North Lawndale area since the early 1960's has been a much studied community area within the City of Chicago. Dating back to the first steps taken in 1958 by the Community Conservation Board when it designated the Lawndale Community a " Conservation Area". This first planning step to curtail and eliminate blighting from occurring was followed by a study of the area by the Department of Urban Renewal in 1964, which produced the Lawndale Conservation Plan of 1968. The Lawndale Conservation Plan was revised in 1970 with specific objectives, development methodologies and techniques. Numerous amendments have been approved for specific projects within the boundaries of Lawndale.

Although many social programs were established and some physical improvements were carried out in the Lawndale Area by both the public and private sectors, both population and jobs in the area continued to decline. This decline was evident in the erosion of commercial activities as well as industrial employers.

Positive progress has been made in some areas of Lawndale as a result of the City's and citizens efforts and along with local neighborhood groups. However, many of the plans for the Lawndale Community have not been implemented as a result of the necessary dollars needed to induce redevelopment.

The Roosevelt-Homan Commercial/Residential Redevelopment Project Area is approximately a 54.09 acre section of the North Lawndale Community Area. The area is bounded by Roosevelt Road on the south, South Central Park Avenue on the west, West Fillmore Avenue on the north (between S. Central Park Avenue and South Kedzie Avenue) and the B & O.C.T. Rail Road tracks (between South Kedzie Avenue and South Albany Avenue) on the north, and South Albany Avenue on the east. Within this Redevelopment Project Area 43% of the parcels of property are vacant.

The purpose of the Roosevelt-Homan Commercial/Residential Redevelopment Project Area Plan is to create a mechanism for the development of a shopping center and rehabilitation and construction of new housing.

With the loss of shopping in the Lawndale Community and the advent of regional, community and strip shopping centers, individual consumer shopping patterns have changed. The proposed approximately 130,000 square foot shopping center along with newer residential development located south of the Redevelopment Project Area and in a small portion of the eastern part of the Redevelopment Project Area will help to create an economic synergy within the community area.

The Mid-West Development Area Planning Report, which covers the North Lawndale area was prepared by the Department of Planning in 1967. This report stated that "Long stretches of the major streets in the Mid-West Area are lined with deteriorating and often vacant commercial buildings. Eventually, these commercial strips should be consolidated into attractive business centers of modern design at major street intersections. This should be done in conjunction with other community improvement programs...". This Plan further states that "It is probable that a new regional business center should be developed in the area, since it is highly accessible by excellent transportation lines."

One of the primary goals of the Mid-West Area report is, "To stimulate new investment in the area in order to make it more attractive to families. This would be done by assuring adequate resources for residential rehabilitation and by helping to make available land at suitable locations for new housing and for commercial, industrial and institutional development."

The second part of the Roosevelt-Homan Commercial/Residential Plan is to promote the rehabilitation of single family housing, infrastructure and site preparation, in-fill housing, and tax reactivation. The objective of the housing component is the creation of a coordinated block-by-block strategy in a small targeted area. This strategy would increase housing stock in North Lawndale through rehabilitation, and in-fill. The proposed Roosevelt-Homan area is small enough in size that by placing maximum concentration on it, the greatest impact will occur and the return will be large for the investment of public funding.

To assist in the development of a new commercial center and new residential housing in the Roosevelt-Homan Commercial/Residential Area, various agencies will have to join together, including the City of Chicago Departments' of Economic Development, Housing and Planning,

along with the private sector. While the commercial center will be developed by the private sector with public assistance, much of the remaining vacant land which can and should be put to productive use for residential housing also needs investment of public funds in order to achieve such productive development.

Tax Increment Allocation Redevelopment Act.

An analysis of conditions within this area indicates that it is appropriate for designation as a redevelopment project, utilizing the State of Illinois tax increment financing legislation. The area is characterized by conditions which warrant the designation as a "blighted area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (hereafter referred to as the "Act"). The Act is found in the Illinois Revised Statutes, Chapter 24 Section 11-74.4-1 et seq., as amended.

The Act provides a means for municipalities, after the approval of a "Redevelopment Plan and Project" to redevelop blighted areas by pledging the increase in tax revenues generated by public and private redevelopment in order to pay for the up front public costs which are required to stimulate such private investment in new redevelopment and rehabilitation. Municipalities may issue obligations to be repaid from the stream of real property tax increments that occur within the tax increment financing district.

The property tax increment revenue is calculated by determining the difference between the initial equalized assessed value (the Certified EAV Base) for all real estate located within the district and the current year EAV. Any increase in EAV is then multiplied by the current tax rate, which determines the incremental real property tax.

The Roosevelt-Homan Commercial/Residential Redevelopment Area Project and Plan (hereafter referred to as the "Redevelopment Plan") has been formulated in accordance with the provision of the Act. It is a guide to all proposed public and private action in the Redevelopment Project Area. In addition to describing the objectives of redevelopment, the Redevelopment Plan sets forth the overall program to be undertaken to accomplish these objectives. This program is the "Redevelopment Project".

This Redevelopment Plan will also specifically describe the Roosevelt-Homan Commercial/Residential Tax Increment Redevelopment Project Area (hereafter referred to as the "Redevelopment Project Area"). This area meets the eligibility requirement of the Act. The Redevelopment Project Area boundaries are described in Section II of the Redevelopment Plan and shown in Map 1, Boundary Map.

After its approval of the Redevelopment Plan, the City Council then formally designates the Redevelopment Project Area.

The purpose of this Redevelopment Plan is to ensure that new development occurs:

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

Revitalization of the Redevelopment Project Area is a large and complex undertaking and presents challenges and opportunities commensurate to its scale. The success of this effort will depend to a large extent on the cooperation between the private sector and agencies of local government. The adoption of the Redevelopment Plan makes possible the implementation of a logical program to stimulate redevelopment in the Redevelopment Project Area -- an area which cannot reasonably be anticipated to be developed without the adoption of this Redevelopment Plan. Public investments, will create the appropriate environment to attract the investment required for the rebuilding of the area.

Successful implementation of the Redevelopment Plan and Project requires that the City of Chicago take full advantage of the real estate tax increments attributed to the Redevelopment Project Area as provided in accordance with the Act. The Redevelopment Project Area would not reasonably developed without the use of such incremental revenues.

REDEVELOPMENT PROJECT AREA AND LEGAL DESCRIPTION

The Roosevelt-Homan Commercial/Residential Redevelopment Project Area is located on the west side of the City of Chicago and is generally described as Beginning at the southeast corner of West Roosevelt Road and South Central Park Avenue, then proceeding east on West Roosevelt road to South Albany Avenue, then proceeding north to the B. & O.C.T. rail road tracks, then west to South Kedzie Avenue, then south on South Kedzie Avenue to West Fillmore Avenue, then West on West Fillmore Avenue to South Central Park , then south to the beginning point.

The legal description of the Roosevelt-Homan Commercial/Residential Redevelopment Area is as follows:

A tract of land in the East half and the West half of the Southeast quarter of Section 14 and the West half of the Southwest quarter of Section 13, all in Township 39 North, Range 13 East of the Third Principle Meridian, described as follows: Beginning at the Southwest corner of said West half of the Southeast quarter of Section 14; thence North 696.5 feet along the West line of said Southeast quarter to the North line of Fillmore Street as dedicated; thence East 2560 feet along the North line of Fillmore Street to the West line of Kedzie Avenue; thence North 138.96 feet to the South right-of-way line of the B.& O.C.T. Railroad also being the North line of the East-West alley in Block 6 of the Subdivision of Block 6 of Pipers Subdivision; thence East 690 feet along the South right-of-way line of the B & O.C.T. Railroad to the centerline of Albany Avenue in said Pipers Subdivision; thence South along last said centerline to the centerline of Roosevelt Road, being the South line of Section 13; thence West along last said centerline, being the South line of Section 13 and the South line of Section 14, to the place of beginning, all in the City of Chicago, Cook County, Illinois.

REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

Investment in new development and reinvestment in existing structures and facilities are essential in the Roosevelt-Homan Commercial/Residential Redevelopment Project Area. Redevelopment and conservation efforts in the Redevelopment Project Area will strengthen the entire City through environmental improvements, an increased tax base and additional employment opportunities.

This section of the Redevelopment Plan identifies the goals and objectives of the Redevelopment Project Area. A latter section of the Redevelopment Plan identifies more specific programs which the City plans to undertake in achieving the redevelopment goals and objectives which have been identified.

General Goals:

- * Improve the quality of life in Chicago by eliminating the influence of, as well as the manifestations of, both physical and economic blight in the Redevelopment Project Area.
- * Provide sound economic development in the Redevelopment Project Area.
- * Revitalize the Redevelopment Project Area to make it an important center contributing to the revitalization of the North Lawndale community area.
- * Provide for residential rehabilitation and new development which will offer a diversity of new housing accommodations in a variety of structure types.
- * Provide new housing for low and moderate income persons.
- * Provide for the consolidation of strip commercial into a neighborhood shopping cluster which will be conveniently located to adequately serve all residents of the area.
- * Provide for the vacation of unnecessary streets and alleys and development of a street system which will adequately serve the area.
- * Achieve changes of land use, through development of coordinated clusters of uses for neighborhood shopping, residential and recreation.
- * Remove impediments to land disposition and development through acquisition and/or assembly of vacant land into reasonably sized and shaped parcels.

- * Create an environment within the Redevelopment Project Area which will contribute to the health, safety, and general welfare of the City, and preserve or enhance the value of properties in the North Lawndale community area.
- * Create job opportunities.

Redevelopment Objectives:

- * Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Blighted Area. Section IV of the Eligibility Study, Blighted Area Conditions Existing in the Redevelopment Project Area, describes the blighting conditions.
- * Enhance the tax base of the City of Chicago and of the other taxing districts which extend into the Redevelopment Project Area by encouraging private investment in commercial and residential new construction and rehabilitation.
- * Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing business activity, taxable values, and job opportunities.
- * Encourage the assembly of land into parcels functionally adaptable with respect to shape and size for redevelopment needs and standards.
- * Provide sites for needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted design criteria for such facilities.
- * Provide needed incentives to encourage a broad range of improvements for both new development and rehabilitation efforts.
- * Encourage the participation of minorities and women in professional and investment opportunities involved in the development of the Redevelopment Project Area.

Development and Design Objectives

- * Establish a pattern of land use activities arranged in compact, compatible grouping to increase efficiency of operation and economic relationships.
- * Achieve development which is integrated both functionally and aesthetically with nearby existing development.
- * Ensure safe and adequate circulation patterns and capacity in the project area.
- * Encourage a high-quality appearance of buildings, rights-of-way and open spaces, and encourage high standards of design.
- * Incorporate the 1970 Urban Renewal techniques to achieve plan objectives.

Property Rehabilitation Standards (1970 Urban Renewal Plan)

All property in the area shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of the existing property. These laws, codes, ordinances, and regulations are as follows:

- (a.) Municipal Building Code
- (b.) Housing Code
- (c.) Plumbing Code
- (d.) Electrical Code
- (e.) Chicago Zoning Ordinance
- (f.) Chicago Air Pollution Code

The standards of these codes and ordinances are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to the standards set forth above, it shall be the goal of that structures in the area will be rehabilitated in such a way to enhance the character and identity of renewal area and provide improved housing of highest quality possible for families. To achieve this goal, property owners will be encouraged to meet the following objectives:

- Exterior:** Improvements to be made to the exterior so as to assure that the general character and appearance of the area will reflect sound development and create an environment which will be compatible with and stimulate private investment in the proposed new development within the project area.
- Facade Treatment:** Aesthetic quality is recognized as an integral part of neighborhood improvement and is encouraged as part of rehabilitation activities. The choice of colors, textures, and materials must be related to the surrounding environment by expressing either the continuity of an existing character or, as may be desired in some situations, a sensitive contrast.
- Site Layout:** In treatment of building additions and secondary structures, care should be given to the development of the site so that the scale of each building and its relationship to its surroundings reflects a sensitivity to the community.
- Landscape:** The space around buildings is as important as the buildings themselves. Landscaping, walls, fences, etc., should be used to relate buildings to one another, emphasize important architectural features, confine spaces, and to screen service areas from view.

Sign Control:

Where buildings contain commercial space, consideration should also be given to all aspects of graphic design. The various forms of lettering in a development have the important function of identifying and clarifying aspects of the development as well as contributing to its character. Signs should not be allowed to dominate the buildings they serve or to create a jarring affect on the surrounding neighborhood.

BLIGHTED AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Based upon surveys, inspections, and analysis of the area by Louik/Schneider & Associates, Inc. the Redevelopment Project Area qualifies as a "blighted area" as defined by the Act. The area is characterized by the presence of a combination of five or more blighting factors as listed in the Act, rendering the area detrimental to the public safety, health and welfare of the citizens of this area of the City. Specifically:

- * Of the fourteen factors set forth in the law, ten are present in the area.
- * The blighting factors which are present are reasonably distributed throughout the Study Area.
- * All areas within the Study Area show the presence of blighting factors.

A separate report entitled "Roosevelt-Homan Commercial/Residential Tax Increment Financing District Eligibility Report", dated July, 1990 describes in detail the surveys and analysis undertaken and the basis for the finding that the Redevelopment Project Area qualifies as a "blighted area" as defined by the Act. Summarized below are the findings of the Eligibility Report:

1. **Age**

Age as a factor is present to a major extent in five of the eleven blocks and to a limited extent in two blocks. Of the 122 total buildings in the Redevelopment Area, 112 (92%) are 35 years of age or older.

2. **Dilapidation**

Dilapidation is present to a major extent in four of the eleven blocks and to a minor extent in two other blocks. Of the 122 building in the Redevelopment Area, 34 (28%) are dilapidated.

3. **Obsolescence**

Obsolescence as a factor is present in eight of the eleven blocks. Conditions contributing to this factor include obsolete buildings and obsolete platting.

4. **Deterioration**

Deterioration as a factor is present to a major extent in six of the eleven blocks and to a minor extent in two other blocks. Of the 122 buildings in the Study Area 57 (47%) exhibit deterioration. Conditions contributing to this factor include deteriorating structures, deteriorating off-street parking and storage areas and site surface areas, and deteriorating street pavement, curbs, gutters and sidewalks.

5. **Illegal use of individual structures**

There were no structures which were illegal uses as defined by municipal ordinance.

6. **Structures Below Minimum Code Standards**

Structures below the city's minimum code standards for existing buildings as a factor is present in six of the eleven blocks. Of the 122 buildings in the Study Area, 26 (21%) appeared to exhibit this factor.

7. **Excessive Vacancies**

Excessive vacancies as a factor is present to a major extent in all of the eleven blocks. Of the 122 buildings in the Study Area 14 are vacant and over 43% percent of the land area is vacant.

8. **Overcrowding of structures and community facilities**

There were no blocks in the Study Area which contained evidence of overcrowding of structures.

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

Five of the eleven blocks exhibit to a minor extent factors contributing to the lack of light, ventilation and or sanitary facilities within the structures.

10. **Inadequate Utilities**

Inadequate utilities are present to a minor extent in the Study Area.

11. **Excessive land coverage**

Four of the eleven blocks in the Study Area exhibit excessive land coverage. This is particularly true with large commercial and multi-tenant residential buildings located on major arterial streets within the Study Area.

12. **Deleterious Land-Use or Layout**

Deleterious land-use or layout is present in seven of the eleven blocks. Conditions contributing to this factor includes such findings as illegal uses, combined industrial and residential parcels, and outside storage areas. Large tracts of vacant and under-utilized land, vacant and dilapidated structures and sub-standard streets limited access to most of the Study Area.

13. **Depreciation of Physical Maintenance**

Depreciation of physical maintenance is present to a major extent in five blocks and to a minor extent in one additional block of the eleven blocks in the Study Area. Conditions contributing to this factor include deferred maintenance and lack of maintenance of buildings, parking and storage areas, and site improvements.

14. **Lack of Community Planning**

While there can be numerous public and private plans for the Study Area as well much of the surrounding area, little implementation of these plans has occurred. A large portions of the Study Area has no specific plans for redevelopment, rehabilitation or in-fill for existing residential areas.

The analysis above is based upon data assembled by the City of Chicago, Department of Economic Development, the City of Chicago, Department of Housing and Louik/Schneider & Associates, Inc. The surveys and analysis conducted include:

1. Exterior surveys of the condition and use of each building;

2. Field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Comparison of current land use to current zoning ordinance and the current zoning maps;
5. Historical analysis of site uses;
6. Analysis of original and current platting and building size layout;
7. Analysis of building floor area and site coverage.
8. Review of previously prepared plans, studies and data.

ROOSEVELT-HOMAN COMMERCIAL/RESIDENTIAL REDEVELOPMENT PROJECT

A. REDEVELOPMENT PROJECT AREA GOAL AND OBJECTIVES

The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including but not limited to tax increment financing, and by undertaking some or all of the following actions:

1. Assemblage of Sites. To achieve the revitalization of the Redevelopment Project Area, property identified in Map 3, Development Activities, attached hereto and made a part hereof, may be acquired by the City of Chicago and cleared of all improvements if any and either (a) sold or leased for private redevelopment, or (b) sold, leased or dedicated for construction of public improvements or facilities. The City may determine that to meet the revitalization objectives of this Redevelopment Plan, other properties in the Redevelopment Project Area not scheduled for acquisition should be acquired, or certain property currently listed for acquisition should not be acquired. Acquisition of land for public rights-of-way will also be necessary for the portions of said rights-of-way that the City does not own (see Map 3).

As a necessary part of the redevelopment process, the City may hold and secure property which it has acquired and place it in temporary uses until such property is scheduled for disposition and redevelopment. Such uses may include, but are not limited to, project office facilities, parking or other uses the City may deem appropriate.

2. Provision for Public Improvements and Facilities. Adequate public improvements and facilities will be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:
 - a. Improvements to and/or removal of public rights-of-way necessary for development.
 - b. Provision of utilities necessary to serve the redevelopment.
 - c. Construction of new traffic signalization.
3. Provision for Site Improvements. Funds may be made available for improvements to properties for the purpose of making land suitable for development.
4. Provision for Interest Subsidy. Funds may be made available to privately held properties for the purpose of reducing interest costs for the purpose of redeveloping properties.
5. Redevelopment Agreements. Land assemblage shall be conducted for (a) sale, lease, or conveyance to private developers, or (b) sale, lease,

conveyance or dedication for the construction of public improvements or facilities. Terms of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific controls than those stated in the Redevelopment Plan.

In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements.

B. REDEVELOPMENT PLAN

The proposed Roosevelt-Homan Commercial/Residential Redevelopment Project Area for the purposes of planning and programming of improvements have been divided into two components. These components are commercial development and residential redevelopment and rehabilitation.

COMMERCIAL DEVELOPMENT

The primary commercial component of this plan encompasses an area bounded by S. Kedzie Ave on the east, W. Homan Ave. on the west, S. Roosevelt Rd. on the south, and W. Fillmore Ave. on the north (see Map 3, Redevelopment Plan). The commercial redevelopment will require the City and a developer to enter into a redevelopment agreement upon approval by the City Council of Chicago. The redevelopment agreement will generally provide for the City to provide funding for necessary infra-structure and site improvements. The funds for said improvements are to come from the City's issuance of bonds to be repaid from the incremental increase in tax revenues to be generated from the entire Redevelopment Project Area. The developer will undertake the responsibility for the required infra-structure and site improvements, and will further be required to build a retail shopping center containing approximately 130,000 square feet on approximately a 15.5 acre site and the necessary support facilities such as parking and landscaping.

In addition, there may also be a planned in-fill mixed-use development along the North side of Roosevelt Road. The City may determine that assistance be provided for acquisition, site improvements or financing of this residential/commercial development.

The primary phase of the commercial development contemplated by this Plan will be completed within 24 months of the signing of a redevelopment agreement. The primary commercial component is expected to generate tax increments in excess of its needs for development. These additional dollars along with new taxes generated from the residential development will provide a basis for the residential component of the Plan as well as the secondary phase commercial development.

RESIDENTIAL REDEVELOPMENT/REHABILITATION

The residential component of this plan encompasses the residential areas of the Project Area as defined by the proposed land use (See Map 3). This residential component of the Redevelopment Plan will be administered and coordinated by the City of Chicago Department of Housing. The residential program is part of a long term program to improve the housing conditions in the Lawndale Area. The residential component of the Redevelopment Plan includes the following four programs: (1) Neighborhood home improvement program; (2) Low-income housing tax reactivation program; (3) In-fill housing Program; and (4) Site improvement program.

Neighborhood Home Improvement Program

This program provides low-interest fixed rate loan to owners of one to four unit properties, for all types of home improvements. The Department of Housing will commit to doing a minimum of 60 houses within 20 years. The maximum that can be borrowed is \$25,000 per property.

Low Income Tax Reactivation Program

This program will return tax-delinquent properties to the tax rolls and develop low -income housing by providing not-for-profit and for-profit developers the opportunity to acquire tax delinquent multi-unit (7 or more) properties through the no-cash bid procedure of the Cook

County Scavenger Sale. The Department of Housing will commit to doing a minimum of 8 to 10 buildings over a 10 year period.

In-Fill Housing Program

This program is intended too help revitalize the Redevelopment Area by reducing blight of under-utilized, long vacant lots, replacing them with new homes and landscaped yards. The Department of Housing will put together a special demonstration project for the Redevelopment Area.

The projected goals of the In-Fill Housing program are:

- (1) To build 40 to 50 single family homes in the Redevelopment Area over a 10 to 15 year period. It is expected that these home will sell for between \$55,000 and \$85,000 as adjusted for inflation over the time period.
- (2) To build 50 to 60 multi family rental units in the Redevelopment Area over a 10 to 15 year period.

Perimeter Site Improvements Program

The purpose of the Site Improvement Program is to provide improvements to the public rights-of-way which surround and support the redevelopment project.

On site developments undertaken by the Department of Housing may include but not be limited to the construction or reconstruction of curbs, gutters, sidewalks, streets and alleys; the installation of landscaping to public parkways and plazas; and the installation or reconstruction of public and private utilities.

The Department of Housing will provide site improvements not to exceed \$500.00 per dwelling unit for each of the housing development programs.

The residential component of the plan will be completed within 20 years after the Plan is adopted.

C. GENERAL LAND-USE PLAN

The Redevelopment Plan and the proposed projects described herein conform to the land uses and development policies for the City as a whole as currently provided by the Comprehensive Plan of Chicago (1966) and the companion Midwest Development Area Report. Also this plan is in conformity with the goals and objectives of the City of Chicago, Department of Urban Renewals' REVISED LAWNSDALE CONSERVATION PLAN of 1970.

The Redevelopment Plan also conforms with the Mid West Development Area Report in that it provides for the development of attractive business centers of modern design at major street intersections and it is in conjunction with other community improvement programs. Furthermore, the Plan intends to stimulate new investments in the area in order to make it more attractive to families. This would be done by assuring adequate resources for residential rehabilitation and by helping to make land available at suitable locations for new housing and for commercial, industrial and institutional development.

The retail shopping facilities in the North Lawndale Area follow the general city wide pattern of commercial frontage along major arterial streets. This pattern no longer meets the needs of most consumers. An objective of this plan is to provide resources necessary for the development of a new commercial center which is located on a concentrate site with ample parking, easy ingress and egress. The development of this type of shopping center will also provide increased employment opportunities and strengthen the tax base of the City.

The rehabilitation of deteriorated single family housing, infrastructure and site preparation necessary to encourage residential development and in-fill housing development on vacant land are the key elements of the City of Chicago Department of Housing's plan for residential redevelopment. This strategy and its objectives conform to the past and proposed land use plans for this area of Chicago.

The proposed Land Use Plan (See Map 2) incorporates the proposed objectives, goals and proposed development for the Roosevelt-Homan Commercial/Residential Redevelopment Project Area.

D. ESTIMATED REDEVELOPMENT PROJECT COSTS

Redevelopment project costs mean the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan and Redevelopment Project pursuant to the State of Illinois Tax Increment Allocation Redevelopment 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, legal, marketing, financial, planning or other services, provided, however, that no charges for professional services 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 interests therein, demolition of any buildings, and the clearing and grading of land;
3. Costs of the construction of public works or improvements;
4. Costs of job training and retraining projects;
5. 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 36 months thereafter and including reasonable reserves related thereto;
6. 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;
7. Payment in lieu of taxes;
8. 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 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 a 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 the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be

provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 10- 22.20a and 10-23.3a of the School Code;

9. Interest costs incurred by a redeveloper 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 this Act;
 - b. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 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 incurred pursuant to this Act may not exceed 30 percent of the total redevelopment project costs excluding any property assembly costs and any relocation costs incurred pursuant to this Act.

The estimated redevelopment project costs are shown in Table 1. To the extent that municipal obligations have been issued to pay for such redevelopment project costs included prior to, but in anticipation of, the adoption of tax increment financing, the City shall be reimbursed for such redevelopment project costs. The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan.

E. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Funds necessary to pay for redevelopment project costs and municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and proceeds from municipal obligations which have as their revenue source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Other sources of funds which may be used to pay for redevelopment costs and obligations issued or incurred, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the municipality may from time to time deem appropriate.

Issuance of Obligations

To finance redevelopment costs a municipality may issue obligations secured by the anticipated tax increment revenue generated within the TIF redevelopment project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) a mortgage on part or all of the redevelopment project; or (c) any other taxes or anticipated receipts that the municipality may lawfully pledge.

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 Redevelopment Project Area. 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 or more

series of obligations may be sold at one 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 pursuant to the Redevelopment Plan and the Act shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or other sources of funds as may be provided by ordinance. Obligations may be of a 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.

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

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The total 1988 equalized assessed valuation for the entire Redevelopment Project Area is \$3,618,369. This equalized assessed valuation is subject to final verification by Cook County. After verification, the County Clerk of Cook County, Illinois will certify the amount, and this amount will serve as the "Initial Equalized Assessed Valuation."

Anticipated Equalized Assessed Valuation

By the year 2001, when it is estimated that all the anticipated private development will be completed and fully assessed, the estimated equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between \$ 8,500,000 and \$ 11,000,000. By the year 1994, when the primary phase of the commercial and the initial residential development is complete, the equalized assessed value of real property within the Redevelopment Project Area is estimated at between \$ 6,000,000 and \$ 8,000,000. These estimates are based on several key assumptions, including: 1) primary phase of the commercial development will be completed in

1992; 2) residential and secondary phase of the commercial development will occur in a timely manner; 3) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Project and Plan; 4) the most recent State Multiplier of 1.9133 as applied to 1989 assessed values will remain unchanged and 4) for the duration of the project the tax rate for the entire Redevelopment Project Area is assumed to be the same and will remain unchanged from the 1989 level.

PHASING AND SCHEDULING OF REDEVELOPMENT PLAN

A phased implementation strategy will be utilized to achieve a timely and orderly redevelopment of the project area.

It is anticipated that City expenditures for redevelopment will be carefully staged on a reasonable and proportional basis to coincide with expenditures in rehabilitation and/or redevelopment by private developers.

The public and private improvements to be undertaken in the Redevelopment Project Area are anticipated to be completed in the tenth year. Table 1, the Estimated Redevelopment Project Costs (See page 43), illustrates the public improvements to be undertaken as part of the Redevelopment Project.

PROVISION FOR AMENDING ACTION PLAN

This Roosevelt-Homan Commercial/Residential Redevelopment Project Area Tax Increment Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

AFFIRMATIVE ACTION PLAN

The City is committed to and will affirmatively implement the following principles with respect to the Roosevelt-Homan Commercial/Residential Redevelopment Project Area.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to the Plan and Project, including but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.

- B. This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

In order to implement these principles for this Plan and Project, the City shall require that all parties contracting with the City on the Project meet City goals for Minority Business Enterprises, Women's Business Enterprises, Affirmative Action and First Source Hiring.

LEGAL DESCRIPTION

A tract of land in the East half and the West half of the Southeast quarter of Section 14 and the West half of the Southwest quarter of Section 13, all in Township 39 North, Range 13 East of the Third Principle Meridian, described as follows: Beginning at the Southwest corner of said West half of the Southeast quarter of Section 14; thence North 696.5 feet along the West line of said Southeast quarter to the North line of Fillmore Street as dedicated; thence East 2560 feet along the North line of Fillmore Street to the West line of Kedzie Avenue; thence North 138.96 feet to the South right-of-way line of the B. & O.C.T. Railroad also being the North line of the East-West alley in Block 6 of the Subdivision of Block 6 of Pipers Subdivision; thence East 690 feet along the South right-of-way line of the B. & O.C.T. Railroad to the centerline of Albany Avenue in said Pipers Subdivision; thence South along last said centerline to the centerline of Roosevelt Road, being the South line of Section 13; thence West along last said centerline, being the South line of Section 13 and the South line of Section 14, to the place of beginning, all in the City of Chicago, Cook County, Illinois.

TABLES

TABLE 1
ESTIMATED REDEVELOPMENT PROJECT COSTS

Program Action/Improvements

Commercial Area

Infrastructure Improvements	\$ 700,000
Site Improvements	800,000
Planning, legal, studies, etc.	200,000
Contingencies	150,000

Residential Area

Infrastructure Improvements	100,000
Financing assistance - interest rate subsidy	200,000
Acquisition	100,000
Planning, legal, studies, etc.	100,000
Contingencies	50,000

Total Costs* \$ 2,500,000

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

TABLE 2

1988 EQUALIZED ASSESSED VALUATION

PERMANENT INDEX NO.		1988 EAV
16-13-320-002		9,147
16-13-320-003		1,017
16-13-320-004		1,017
16-13-320-005		1,017
16-13-320-006	EX	
16-13-320-007	EX	
16-13-320-008		2,874
16-13-320-009		1,994
16-13-320-010		8,171
16-13-320-011		17,713
16-13-320-012		10,612
16-13-320-013		1,017
16-13-320-014		1,017
16-13-320-015	EX	
16-13-320-016		1,025
16-13-324-001		64,460
16-13-324-002		18,181
16-13-324-003		42,221
16-13-324-004		12,209
16-13-324-005		1,077
16-13-324-006		1,077
16-13-324-007	EX	
16-13-324-008		1,077
16-13-324-009		1,077
16-13-324-010	EX	
16-13-324-011		1,077
16-13-324-012		1,422
16-13-324-013		34,211
16-13-324-014		17,472
16-13-324-015		9,560
16-13-324-016		9,560
16-13-324-017		9,560
16-13-324-018		29,860
16-13-324-019		8,677
16-13-324-020		1,077
16-13-324-021		1,077
16-13-324-022	EX	
16-13-324-023		1,077
16-13-324-024		1,077
16-13-324-025		1,077
16-13-324-026		1,077
16-13-324-027		1,077
16-13-324-028		1,077
16-13-324-030		184,351
16-13-324-031		177,619
16-13-324-032		177,619
16-13-324-033		278,097
16-13-324-034		181,665
16-13-324-035		9,211
16-13-324-036		1,056
16-13-324-037		2,454
16-13-325-002		3,963
16-13-325-003		6,864
16-13-325-004		6,209
16-13-325-005		5,772

PERMANENT INDEX NO.

1988 EAV

16-13-325-006		10,756
16-13-325-007		2,828
16-13-325-008		4,685
16-13-325-009		2,056
16-13-325-010		10,756
16-13-325-011		1,060
16-13-325-012		2,545
16-13-325-013		2,549
16-13-325-014		3,048
16-13-325-015		771
16-13-325-016		2,873
16-13-325-017		3,672
16-13-325-018		778
16-13-325-019		919
16-13-325-020		938
16-13-325-021		959
16-13-325-022		7,580
16-13-325-023	EX	
16-13-325-024		1,060
16-13-325-025		4,290
16-13-325-026		3,445
16-13-325-027	EX	
16-13-325-028		2,262
16-13-325-029	EX	
16-13-325-030		10,103
16-13-325-031		3,732
16-13-325-032		7,109
16-13-325-033		1,060
16-13-325-034	EX	
16-13-325-035	EX	
16-13-325-036		15,927
16-13-325-037		2,649
16-13-325-038		13,636
16-13-325-039	EX	
16-13-325-040	EX	
16-13-325-041		6,857
16-13-325-042		7,496
16-13-325-043	EX	
16-13-325-044		10,419
16-13-325-045		18,522
16-13-325-046		13,024
16-13-325-047		2,454
16-14-422-001		5,456
16-14-422-002		3,707
16-14-422-003		5,784
16-14-422-004		5,909
16-14-422-005		5,909
16-14-422-006		1,676
16-14-422-007		5,445
16-14-422-008		1,090
16-14-422-009	EX	
16-14-422-010		1,090
16-14-422-011		39,594
16-14-422-012		4,188
16-14-422-013		47,288
16-14-422-014		6,067
16-14-422-015		1,029
16-14-422-016		11,041
16-14-422-017		15,151
16-14-422-018	EX	
16-14-422-019		1,543
16-14-422-020		42,740
16-14-422-021	EX	
16-14-422-022		13,305
16-14-422-023		857

PERMANENT INDEX NO.

1988 EAV

16-14-422-024		4,676
16-14-422-025		17,280
16-14-422-026		2,719
16-14-422-027	EX	
16-14-423-001		14,494
16-14-423-002		2,414
16-14-423-003		9,594
16-14-423-004		2,746
16-14-423-005		3,682
16-14-423-006		2,942
16-14-423-007		2,165
16-14-423-008		13,035
16-14-423-009		2,049
16-14-423-010	EX	
16-14-423-011	EX	
16-14-423-012		5,002
16-14-423-013		5,053
16-14-423-014		5,525
16-14-423-015		4,341
16-14-423-016		10,263
16-14-423-017		2,182
16-14-423-018		3,527
16-14-423-019		1,868
16-14-423-020		26,055
16-14-423-021		6,678
16-14-423-022		6,753
16-14-423-023		1,857
16-14-423-024		1,414
16-14-423-025		2,061
16-14-423-026		3,888
16-14-423-027		3,333
16-14-423-028		56,866
16-14-424-042		4,239
16-14-424-045		2,243
16-14-424-046	EX	
16-14-424-047		35,814
16-14-424-048		370,871
16-14-424-049		717
16-14-425-001		7,248
16-14-425-014		1,175
16-14-425-015		1,175
16-14-425-016		1,169
16-14-425-017		2,898
16-14-425-018		2,173
16-14-425-019		1,811
16-14-425-020		1,811
16-14-425-021		1,811
16-14-425-022		3,624
16-14-425-023		1,462
16-14-425-024		1,811
16-14-425-025		1,811
16-14-425-026		1,811
16-14-425-027		1,462
16-14-425-028		1,811
16-14-425-029		1,811
16-14-425-030		1,811
16-14-425-031		1,811
16-14-425-032		1,811
16-14-425-033		2,391
16-14-425-034		8,090
16-14-425-035		28,344
16-14-425-036		16,392
16-14-426-001		60,110

PERMANENT INDEX NO.

1988 EAV

16-14-426-002		1,516
16-14-426-003		4,978
16-14-426-004	EX	
16-14-426-005		4,054
16-14-426-006	EX	
16-14-426-007		5,233
16-14-426-008		6,209
16-14-426-009		6,105
16-14-426-010		1,184
16-14-426-011		848
16-14-426-012		6,556
16-14-426-013		116
16-14-426-014		5,352
16-14-426-015		5,439
16-14-426-016		6,258
16-14-426-017	EX	
16-14-426-018		838
16-14-426-019		3,356
16-14-426-020		10,390
16-14-426-021		25,113
16-14-426-022		6,275
16-14-426-023		9,764
16-14-426-024		2,913
16-14-426-025	EX	
16-14-426-026		33,376
16-14-426-027		2,649
16-14-426-028		17,183
16-14-426-029	EX	
16-14-426-030	EX	
16-14-426-031		15,099
16-14-427-001		1,667
16-14-427-002		2,911
16-14-427-003		3,978
16-14-427-004		10,300
16-14-427-005	EX	
16-14-427-006		6,134
16-14-427-007		3,183
16-14-427-008		3,680
16-14-427-009		1,906
16-14-427-010		116
16-14-427-011		3,713
16-14-427-012		848
16-14-427-013		116
16-14-427-014		2,717
16-14-427-015		4,287
16-14-427-016		4,857
16-14-427-017		26,098
16-14-427-018		15,667
16-14-427-019		5,262
16-14-427-020		5,285
16-14-427-021		2,119
16-14-427-022		4,994
16-14-427-023		2,649
16-14-427-024		2,649
16-14-427-025		39,312
16-14-427-026		5,298
16-14-427-027		2,649
16-14-427-028	EX	
16-14-427-029		63,015
16-14-427-030		2,649
16-14-427-031		16,139
16-14-427-032		2,939
16-14-427-033		17,106
16-14-427-034		26,306
16-14-427-035		30,350

PERMANENT INDEX NO.

1988 EAV

16-14-427-036	11,072
16-14-427-037	21,884
16-14-427-038	18,992
16-14-427-039	62,776
16-14-428-001	6,088
16-14-428-002	1,408
16-14-428-003	1,859
16-14-428-004	2,225
16-14-428-005	1,759
16-14-428-006	1,759
16-14-428-007	1,759
16-14-428-008	1,759
16-14-428-009	1,759
16-14-428-010	1,759
16-14-428-011	1,759
16-14-428-012	1,408
16-14-428-013	1,759
16-14-428-014	1,759
16-14-428-015	1,759
16-14-428-016	1,759
16-14-428-017	1,759
16-14-428-018	1,759
16-14-428-019	1,759
16-14-428-020	3,200
16-14-428-021	6,082
16-14-428-022	6,082
16-14-428-023	3,040
16-14-428-024	2,607
16-14-428-025	3,485
16-14-428-026	2,695
16-14-428-027	2,695
16-14-428-028	2,695
16-14-428-029	2,695
16-14-428-030	2,695
16-14-428-031	18,983
16-14-428-032	13,026
16-14-428-033	2,695
16-14-428-034	5,393
16-14-428-035	2,695
16-14-428-036	2,695
16-14-428-037	2,695
16-14-428-038	2,695
16-14-428-039	2,695
EX	
16-14-429-001	2,250
16-14-429-002	1,759
16-14-429-003	1,759
16-14-429-004	2,638
16-14-429-005	2,638
16-14-429-006	1,759
16-14-429-007	1,759
16-14-429-008	1,759
16-14-429-009	1,759
16-14-429-010	1,759
16-14-429-011	1,759
16-14-429-012	1,759
16-14-429-013	1,759
16-14-429-014	1,759
16-14-429-015	1,759
16-14-429-016	1,759
16-14-429-017	2,322
16-14-429-018	8,758
16-14-429-019	3,774
16-14-429-020	3,774
16-14-429-021	3,774

PERMANENT INDEX NO.

1988 EAV

16-14-429-022	4,982
16-14-429-023	12,296
16-14-429-024	3,235
16-14-429-025	3,235
16-14-429-026	6,471
16-14-429-027	3,235
16-14-429-028	3,235
16-14-429-029	3,235
16-14-429-030	3,235
16-14-429-031	3,235
16-14-429-032	3,235
16-14-429-033	3,235
16-14-429-034	3,235
16-14-429-035	7,550
16-14-429-036	3,774
16-14-429-037	4,258
16-14-429-038	196,442

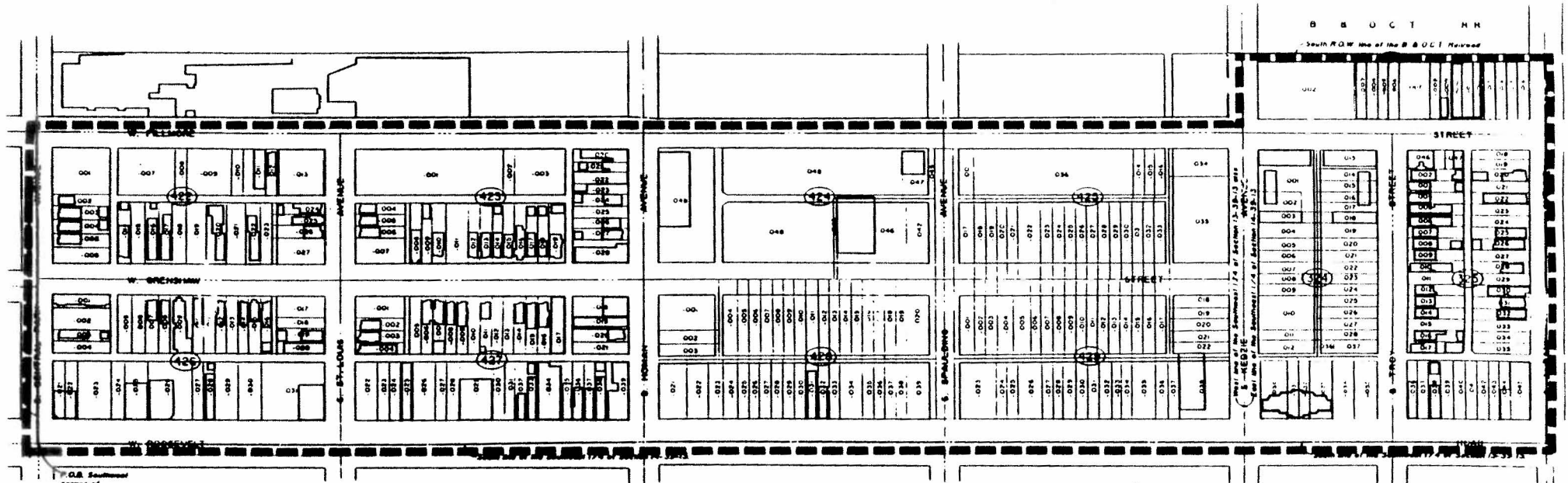
TOTAL

3,618,369

MAPS

- Map 1 Project Boundaries
- Map 2 Exiting Land Use
- Map 3 Redevelopment Plan/Proposed Land Use

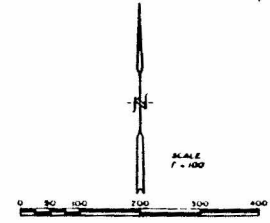
Map 1 Project Boundries



----- Project Boundry

LEGEND

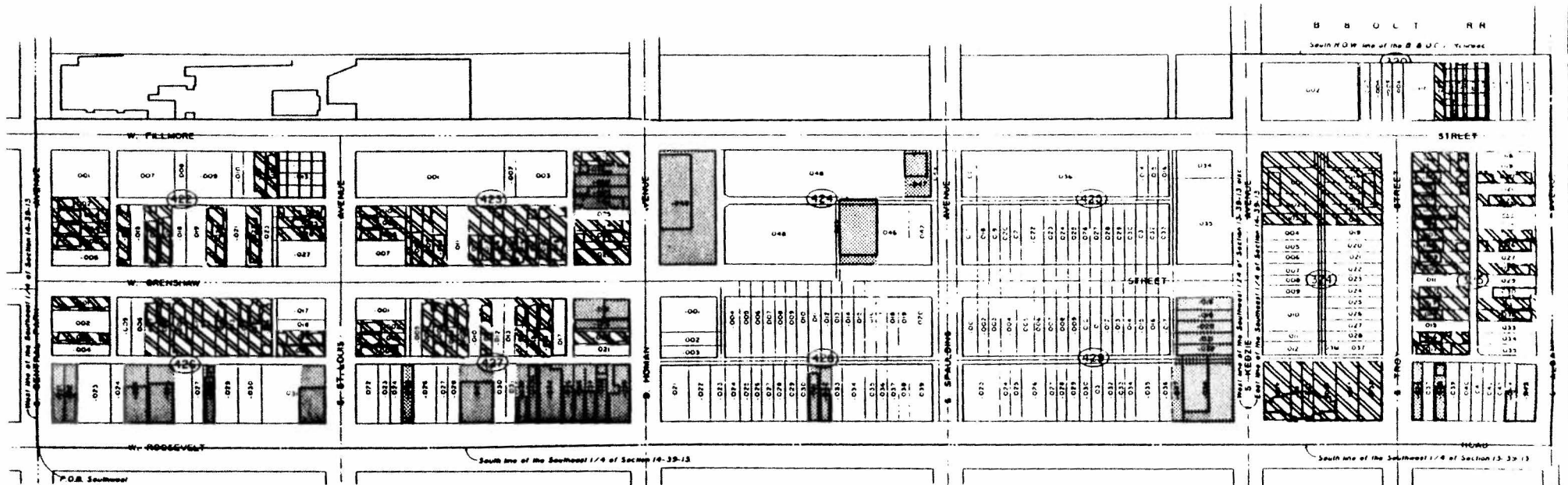
PIN No. ——— LADD 16-13 1 108 014
 16-14
 CITY OF CHICAGO ZONING ——— (C-3)
 BUILDING ——— []



Roosevelt-Homan
 Commercial/Residential
 Redevelopment Plan
 City of Chicago
 Department of
 Economic Development
 July, 1990

Prepared by Louik/Schneider
 & Associates, Inc.

Map 2 Existing Land Use



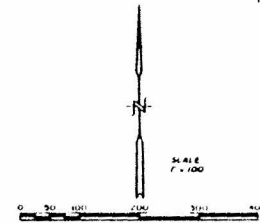
P.O.B. Southwest corner of Southeast 1/4



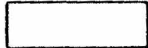
South line of the Southwest 1/4 of Section 16-32-13

South line of the Southwest 1/4 of Section 15-32-13

LEGEND

PIN No. ——— LADD 16-13 1, 108 019
 16-14. ———
 CITY OF CHICAGO ZONING ——— M-3
 BUILDING ———

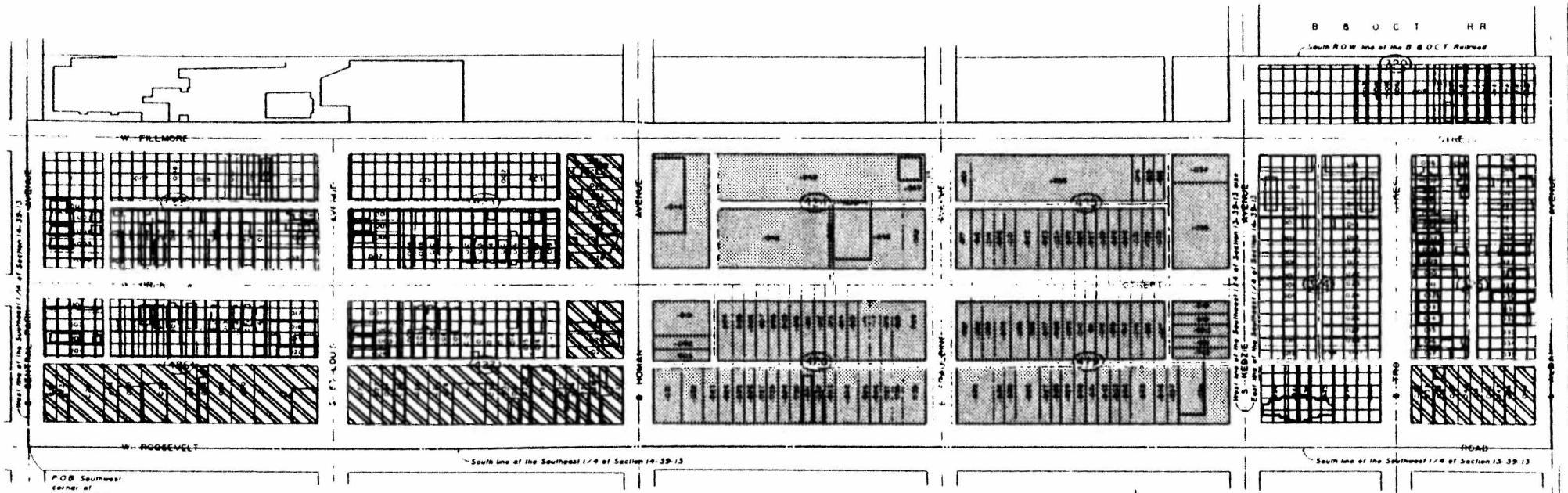


-  Commercial
-  Residential
-  Vacant/Under Utilized Land

Roosevelt-Homan
 Commercial/Residential
 Redevelopment Plan
 City of Chicago
 Department of
 Economic Development
 July, 1990

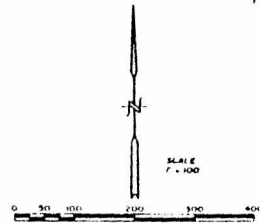
Prepared by Louik/Schneider
 & Associates, Inc.

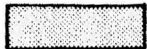

Map 3 Redevelopment Plan/Proposed Land Use



LEGEND

PIN No. ——— (ADD 16 13 1018 014)
 (6 14 1018 014)
 CITY OF CHICAGO ZONING ——— M 1 3
 BUILDING ——— [Symbol]



-  New Commercial Development
-  Residential Redevelopment/Development
-  Commercial/Residential Redevelopment/Development

Roosevelt-Homan
 Commercial/Residential
 Redevelopment Plan
 City of Chicago
 Department of
 Economic Development
 July, 1990

Prepared by Louik/Schneider
 & Associates, Inc.