

April 1999
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City of Chicago
Richard M. Daley, Mayor

Clark Street & Ridge Avenue Redevelopment Project Area
Tax Increment Financing District
Eligibility Study, Redevelopment Plan and Project

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S. B. Friedman & Company
Suite 820, 221 N. LaSalle Street
Chicago, IL 60601-1302
Phone: 312/424-4250; Fax: 312/424-4262
Contact Person: Stephen B. Friedman

1. Executive Summary

Background

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

- **Revitalize the Clark/Ridge Commercial Area.** The area from Ridge Avenue south to Rosehill Drive has the potential to be revitalized as a commercial district linked to Andersonville. This area may be suitable for retail, principally in orientation at street level, and would need to be supported by appropriate parking and other commercial services. Residential rehabilitation may be possible for the large apartment buildings in the area with first floor commercial uses.

- **Redevelop North Clark Street as a Residential Boulevard.** Clark Street north of Ridge Avenue has the potential to become a residential boulevard. Retail uses serving the immediate neighborhood could be encouraged as a supplement to the residential area. This redevelopment strategy--if implemented--would build on Chicago Department of Transportation (CDOT) improvements and residential development trends evident in the surrounding neighborhoods, along Ashland Avenue, and along other prominent main thoroughfares throughout the City.

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

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

The Clark Street & Ridge Avenue RPA is located within the Edgewater and Rogers Park community areas and consists of 378 parcels of property on 138 acres of land.

Determination of Eligibility

This report concludes that the Clark Street & Ridge Avenue RPA is eligible for TIF designation as a "conservation area" because 50% or more of the structures in the area have an age of 35 years or more and because the following eligibility factors have been found to be present to a meaningful extent:

- Depreciation of Physical Maintenance;
- Deterioration;
- Structures Below Minimum Code;
- Obsolescence;
- Deleterious Land Use and Lay-Out.

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

Redevelopment Plan Goal, Objectives, and Strategies

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

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

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

- Reduce or eliminate conditions that qualify the Clark Street & Ridge Avenue RPA as a conservation area.

- Facilitate assembly, preparation, and marketing of improved and vacant sites for residential redevelopment, commercial revitalization, passive and active open space, and off-street parking areas.

- Remediate environmental problems to provide additional land for residential development and/or commercial redevelopment, as appropriate.

- Replace or repair infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new residential and commercial improvements, as well as rehabilitate commercial, institutional, and public properties within the Clark Street & Ridge Avenue RPA.

- Encourage the concentration of commercial activities to link the Clark Street & Ridge Avenue RPA to the Andersonville commercial district, and create commercial linkages west along Peterson Avenue to the Kmart site within the West Ridge/Peterson RPA.

- Decrease the prevalence of commercial-only zoned and underutilized parcels by providing resources for the redevelopment of Clark Street into a mixed residential and commercial district.

- Increase the value of taxable parcels within the Clark Street & Ridge Avenue RPA.

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

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

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

Develop Vacant and Underutilized Sites. The analysis and redevelopment of vacant and underutilized sites within the Clark Street & Ridge Avenue RPA is expected to stimulate both physical and economic private investment and enhance the RPA and its surrounding area. Potential development of vacant and underutilized sites is anticipated to have a positive

impact on other properties beyond the individual project sites and the Clark Street & Ridge Avenue RPA.

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

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

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

Required Findings

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

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

As another method to examine the scope of new investment in the Clark Street & Ridge Avenue RPA, S. B. Friedman & Company examined building permit data specifically for the period January 1993 to December 1997 to compare the year-to-year level of new investment to the year-to-year EAV of the Clark Street & Ridge Avenue RPA. 1997 is the last Cook County Clerk certified base year for EAV. The examination of building permit data revealed that between January 1993 and December 1997, approximately \$1,500,000 worth of construction work took place within the Clark Street & Ridge Avenue RPA. The average ratio of the Clark Street & Ridge Avenue RPA

building permit value to the total EAV for the Clark Street & Ridge Avenue RPA was 0.8% over this period of time. The average ratio between building permit work representing new investment in the Clark Street & Ridge Avenue RPA lagged significantly behind the same ratio for the City as a whole. The same ratio for the City as a whole was 5.9% over this same period of time.

According to other data provided by the Department of Buildings, between January 1 and December 31, 1998, there was \$370,000 worth of new investment in the Clark Street & Ridge Avenue RPA. The impact of the property investment on the Clark Street & Ridge Avenue RPA has been minimal. These new investments and existing property improvements have not stimulated widespread new private investment in the Clark Street & Ridge Avenue RPA.

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

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

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

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

The Clark Street & Ridge Avenue RPA consists of approximately 138 acres and generally includes all of the properties on:

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

The Study Area

2. Introduction

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

west of Damen Avenue.

The community context is detailed on Map 1. The boundary of the Clark Street & Ridge Avenue RPA is detailed on Map 2.

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

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

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

Appendix 1 contains the legal description of the Clark Street & Ridge Avenue RPA.

History of Area¹

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

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

NORTH



S. B. Friedman & Company
Real Estate Services and Development Consultants
Campbell Tiu Campbell, Inc.
Architects - Planners - Construction Managers

April 1999

LEGEND

COMMUNITY
CONTEXT
MAP
MAP 1

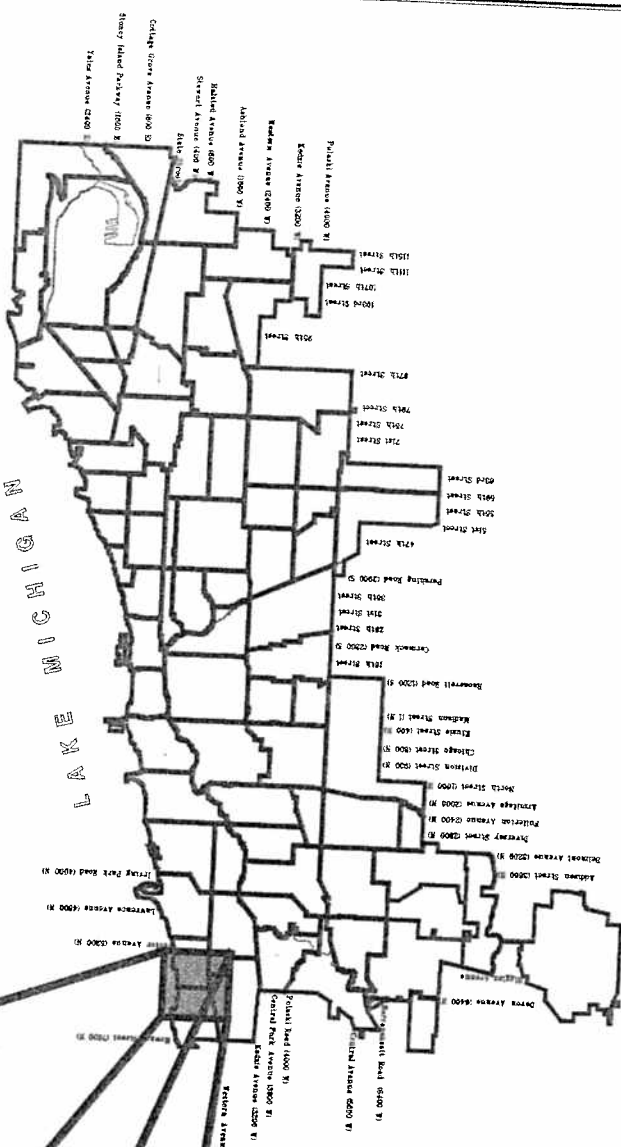
REDEVELOPMENT
PROJECT
AREA

CLARK
STREET
&
RIDGE
AVENUE

CITY
OF
CHICAGO



LAK
E MICHIGAN



CITY OF CHICAGO

CLARK STREET & RIDGE AVENUE PROJECT AREA

BOUNDARY MAP 2

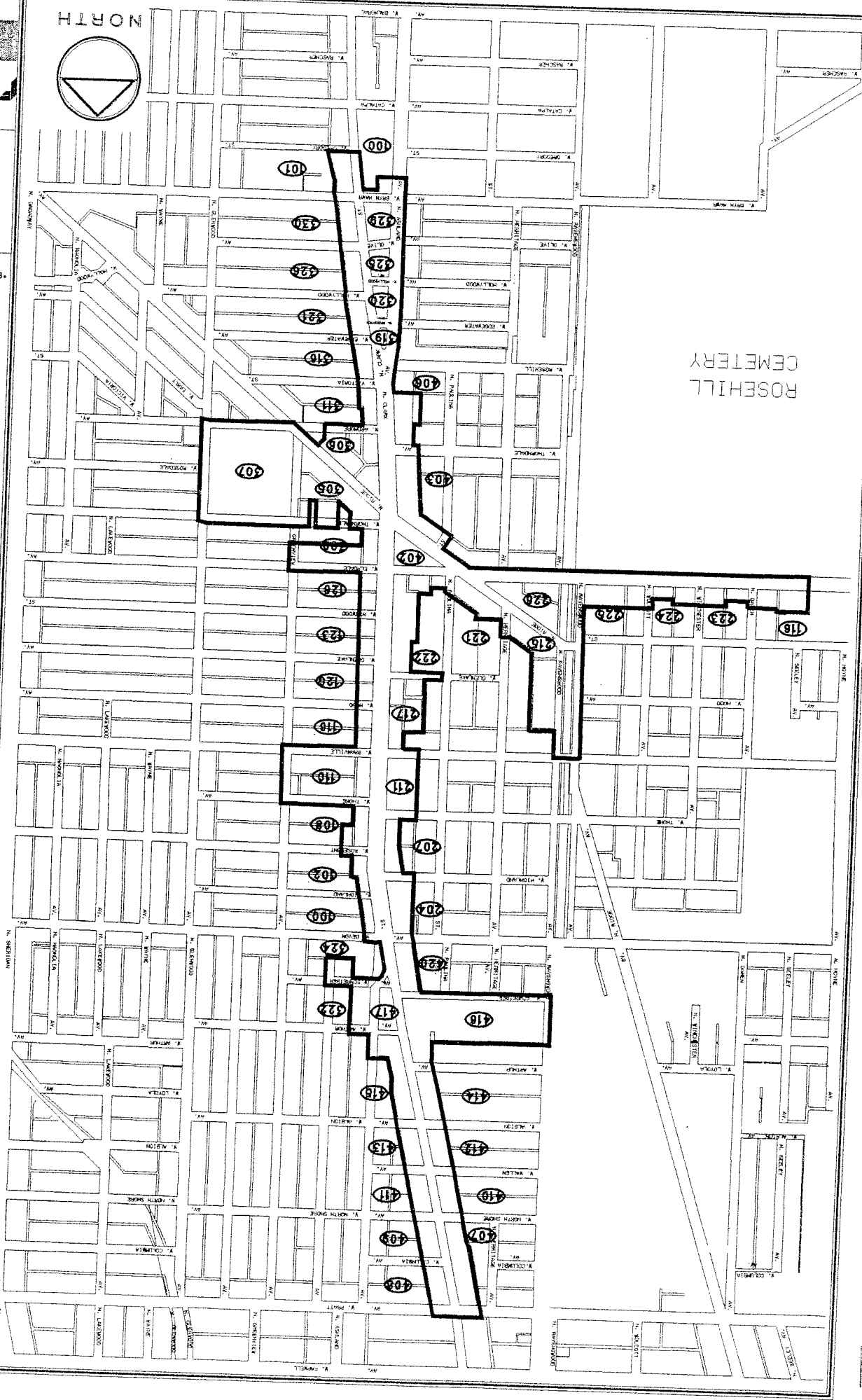
LEGEND

— TIF BOUNDARY
 (225) BLOCK NUMBER*

*BASED ON COOK COUNTY PROPERTY INDEX NUMBERING (P-I-N) SYSTEM

April 1999

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

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

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

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

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

Demographically, the Edgewater community has experienced population stability over the last 20 years. In 1970, the community's population was 61,000, and in 1990 the population figured dropped slightly below this level to 60,703.

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

Rogers Park continued to grow in the early 1900s. By 1915, all the land which comprises the present Rogers Park community had been annexed by the City of Chicago. The population in 1904 was 7,500 and surged to 57,100 by 1930. Large residential buildings were constructed primarily in the eastern section of the community while the area west of the railroad tracks was primarily single-family and smaller multi-unit buildings. There was a sharp decline in construction after 1930 because of the Depression. Construction did not resume again until after World War II. Most of the buildings in Rogers Park were built before the 1940s. Construction after the war mainly consisted of multiple family dwellings. Currently, approximately 85% of the housing stock is rental.

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

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

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

3. Eligibility Analysis Provisions of the Illinois Tax Increment Allocation Redevelopment Act

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

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

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

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

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

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

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

Deterioration. The process of basically sound structures worsening in quality due to deficiencies in primary and secondary building components. (The primary components include exterior walls, foundations, roof structure, etc. and secondary components include window and door units, porches, exterior surfaces, etc.). Buildings in this category generally contain defects which seriously impair the usefulness of the structure.

Deterioration of site improvements refers to physical deficiencies or disrepair to roadways, alleys, curbs, sidewalks, parking areas, and other site features which require treatment or repair beyond that of normal maintenance.

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

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

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

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

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

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

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

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

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

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

Deleterious Land Use or Lay-Out. Deleterious land use or lay-out refers to the configuration of lot and/or improvements which minimize opportunity for redevelopment on a particular parcel, as well as surrounding parcels, thereby minimizing redevelopment opportunities on a more area-wide

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

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

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

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

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

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

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

Tax and Special Assessment Delinquencies. Evidence of delinquent tax payment.

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

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

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

The vacant "blighted area" section includes five (5) other tests for establishing eligibility, but none

of these are relevant to the conditions within the Clark Street & Ridge Avenue RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the Clark Street & Ridge Avenue RPA, as well as a review of building and permit data and assessor information. Our survey of the area established that there are 231 buildings within the Clark Street & Ridge Avenue RPA. In addition, to verify the age for the area buildings, aerial photographs were compared to structure base maps.

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

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

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

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

Based upon the provisions of the Act, and the neighborhood conditions currently found in the

Edgewater and Rogers Park neighborhoods, we have concluded that the Clark Street & Ridge Avenue RPA qualifies as a "conservation area."

Conservation Area Findings

As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age or older, and at least three (3) of the 14 other eligibility factors must be found present to a meaningful extent within the Clark Street & Ridge Avenue RPA.

Establishing that at least 50% of the Clark Street & Ridge Avenue RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act.

Taking into account information obtained from architectural characteristics, building configurations, information from the Cook County Assessor's Office, aerial photographs, structure base maps, and the historic development patterns within the community, we have established that of the 231 buildings, 186 within the Clark Street & Ridge Avenue RPA are 35 years of age or older; this constitutes 81% of the buildings within the Clark Street & Ridge Avenue RPA.

In addition to establishing that the Clark Street & Ridge Avenue RPA meets the age requirement, our research has revealed that the following factors are present to a meaningful extent:

- Depreciation of Physical Maintenance;
- Deterioration;
- Structures Below Minimum Code;
- Obsolescence; and
- Deterious Lay-Out and Land Use.

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

Another factor found within the Clark Street & Ridge Avenue RPA, and present to a minor extent was:

- Excessive Vacancies.

While this factor may not be present to the same extent as the other documented factors, it suggests

Clark Street & Ridge Avenue Redevelopment Project Area
that the Clark Street & Ridge Avenue RPA is susceptible to continued disinvestment which may result in future deterioration.

Table 1 details the conservation eligibility factors by block within the Clark Street & Ridge Avenue RPA. Maps 3a through 3f illustrate the distribution of each conservation eligibility factor found to be present to a meaningful extent documented on each block within the Clark Street & Ridge Avenue RPA. The following sections summarize our field research as it pertains to each of the identified eligibility factors found present within the Clark Street & Ridge Avenue RPA to a meaningful extent.

1. Depreciation of Physical Maintenance

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

These 187 buildings constitute 81% of all buildings within the Clark Street & Ridge Avenue RPA. Widespread lack of maintenance for properties within an area is a strong indicator that the area is beginning to fall into disrepair and exhibits blighting conditions that need remediation.

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

This eligibility factor is meaningfully present on 88% of the blocks within the Clark Street & Ridge Avenue RPA.

2. Deterioration

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

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

Table 1. Block by Block Distribution of Eligibility Factors

Sidwell Block Number	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent., Light, or Sanitary Facilities	Inadequate Utilities	Land Coverage	Deleterious Land Use or Lay-Out	Depreciation	Lack of Community Planning
14 05 330	xx														
14 06 116	xx														
14 06 204	xx		xx			xx								xx	
14 06 207	xx													xx	
14 06 211	xx													xx	
14 06 215	xx												xx	xx	
14 06 217	xx												xx	xx	
14 06 221	xx				xx			x					xx	xx	
14 06 222	xx												xx	xx	
14 06 223	xx												xx	xx	
14 06 224	xx												xx	xx	
14 06 225								x					xx	xx	
14 06 226													xx	xx	
14 06 402	xx					xx							xx	xx	
14 06 403	xx				xx	xx							xx	xx	
14 06 406	xx				xx	xx							xx	xx	
14 08 100	xx					xx							xx	xx	
14 08 101	xx					xx							xx	xx	




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

CITY OF CHICAGO

CLARK STREET & RIDGE AVENUE REDEVELOPMENT PROJECT AREA

CONSERVATION FACTORS MAP OF PHYSICAL DEGRADATION MAINTENANCE MAP 3B

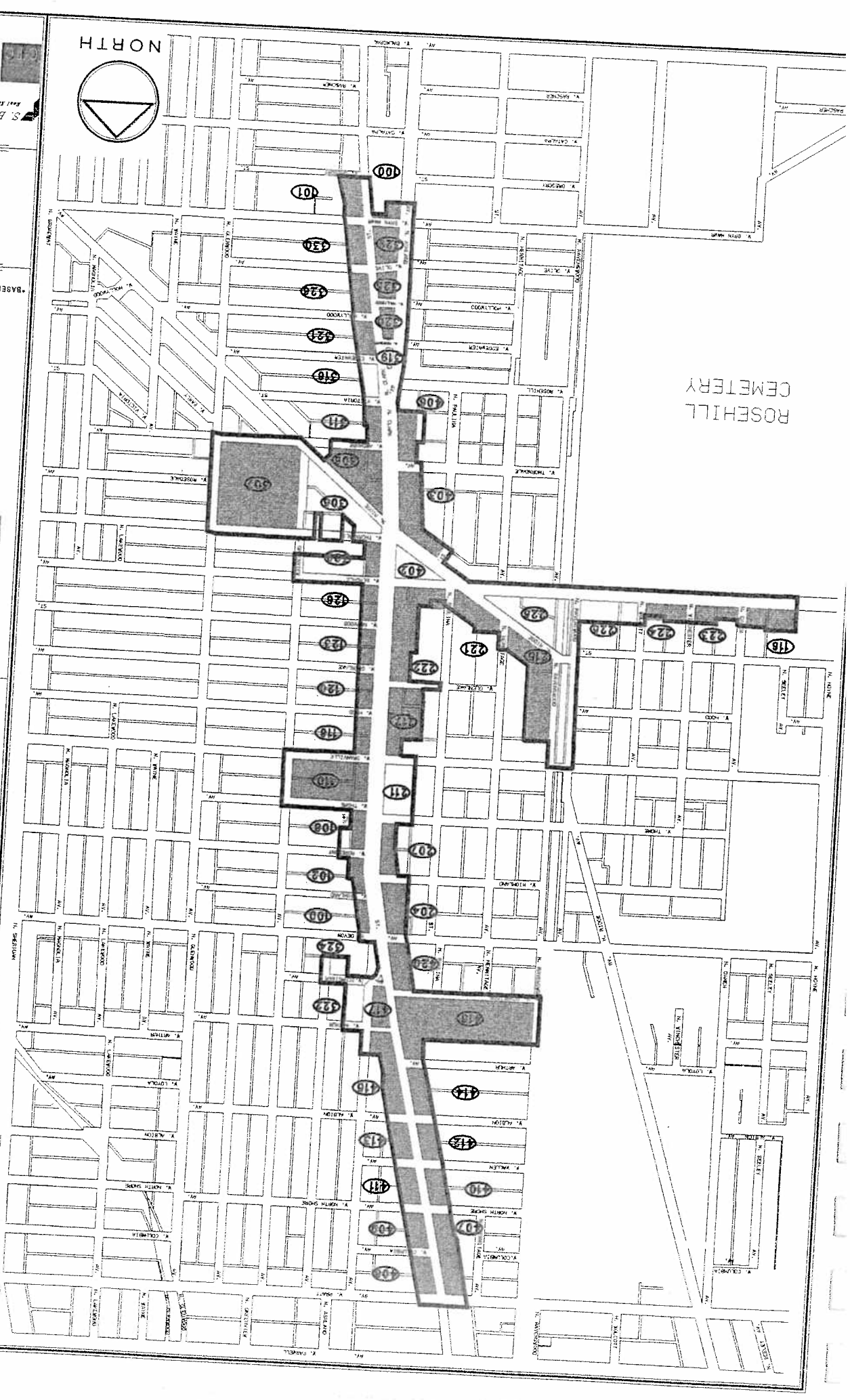
LEGEND

-  TIF BOUNDARY
-  BLOCK NUMBER
-  DEGRADATION OF PHYSICAL MAINTENANCE

BASED ON COOK COUNTY PROPERTY INDEX NUMBERING (P-I-N) SYSTEM

April 1999

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CITY OF CHICAGO

CLARK STREET & RIDGE AVENUE REDEVELOPMENT PROJECT AREA

CONSERVATION FACTORS MAP DETERIORATION MAP 3C

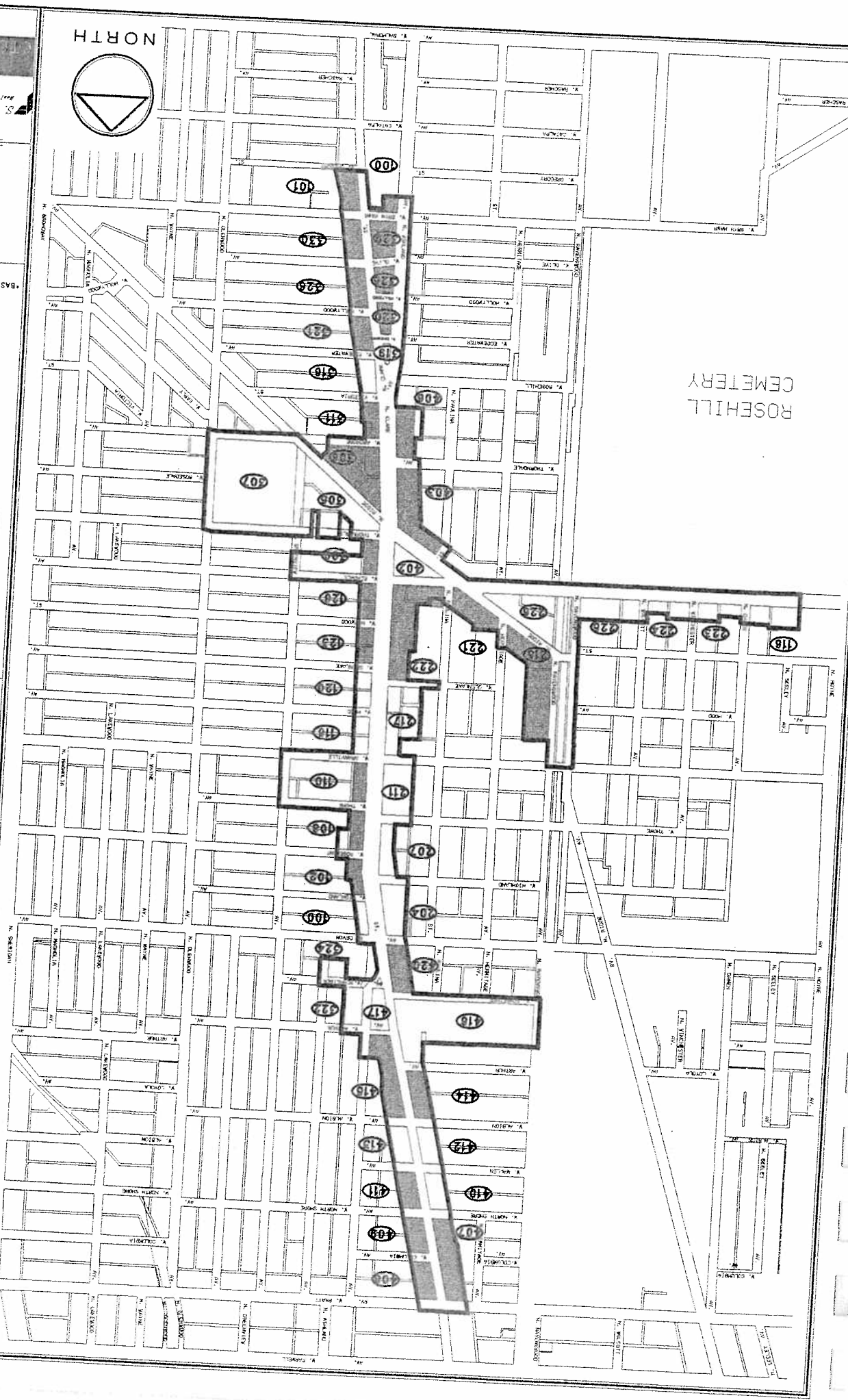
LEGEND

-  TIF BOUNDARY
-  BLOCK NUMBER
-  DETERIORATION

BASED ON COOK COUNTY PROPERTY INDEX NUMBERING (P-I-N) SYSTEM

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CITY OF CHICAGO

CLARK STREET & RIDGE AVENUE REDEVELOPMENT PROJECT AREA

CONSERVATION FACTORS MAP
STRUCTURES BELOW
MINIMUM CODE
MAP 3D

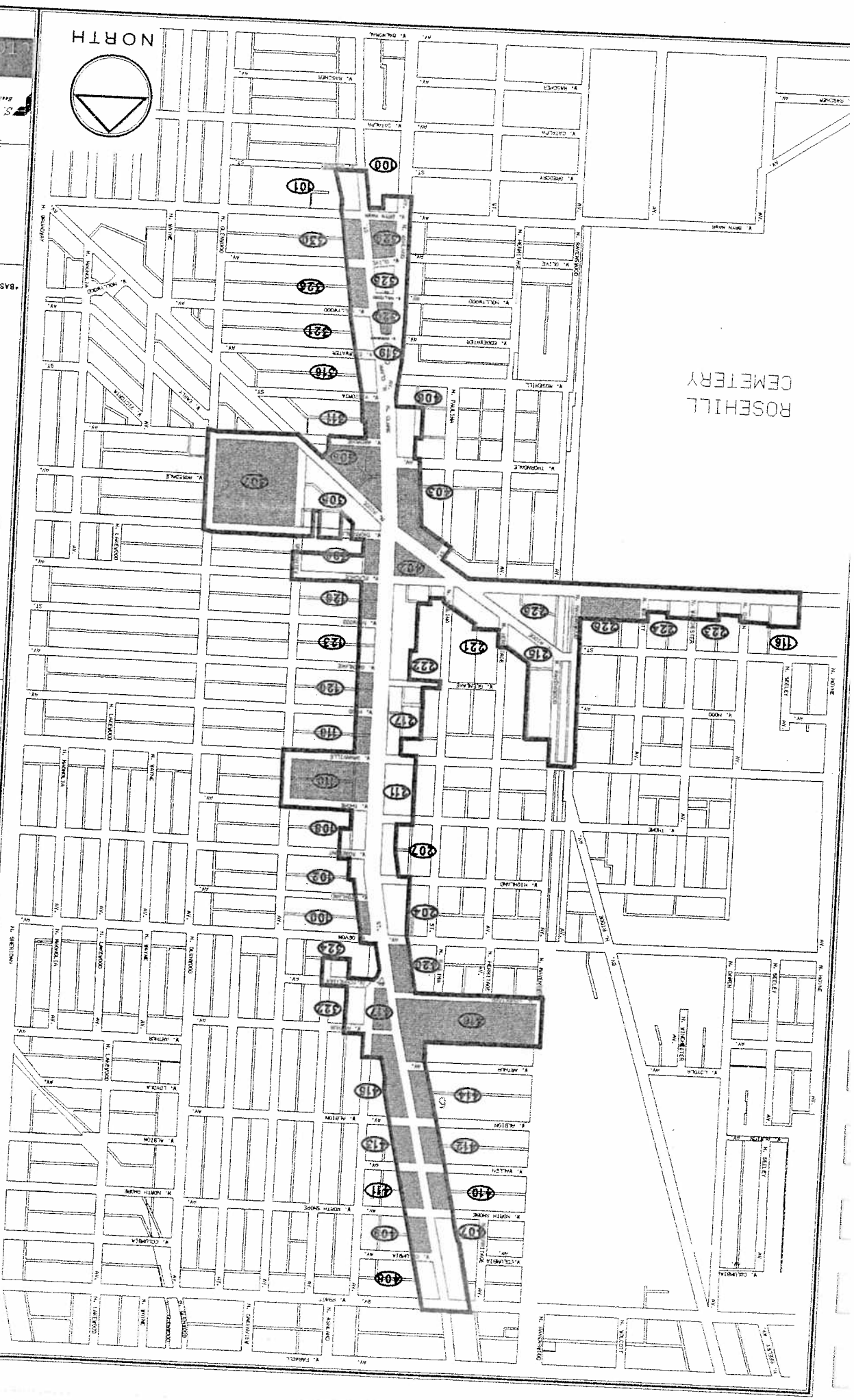
LEGEND

-  TIF BOUNDARY
-  BLOCK NUMBER
-  BELOW MINIMUM CODE

*BASED ON COOK COUNTY PROPERTY INDEX NUMBERING (P-I-N) SYSTEM

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CLARK STREET & RIDGE AVENUE REDEVELOPMENT PROJECT AREA

CONSERVATION FACTORS MAP

OBSOLESCENCE MAP 3E

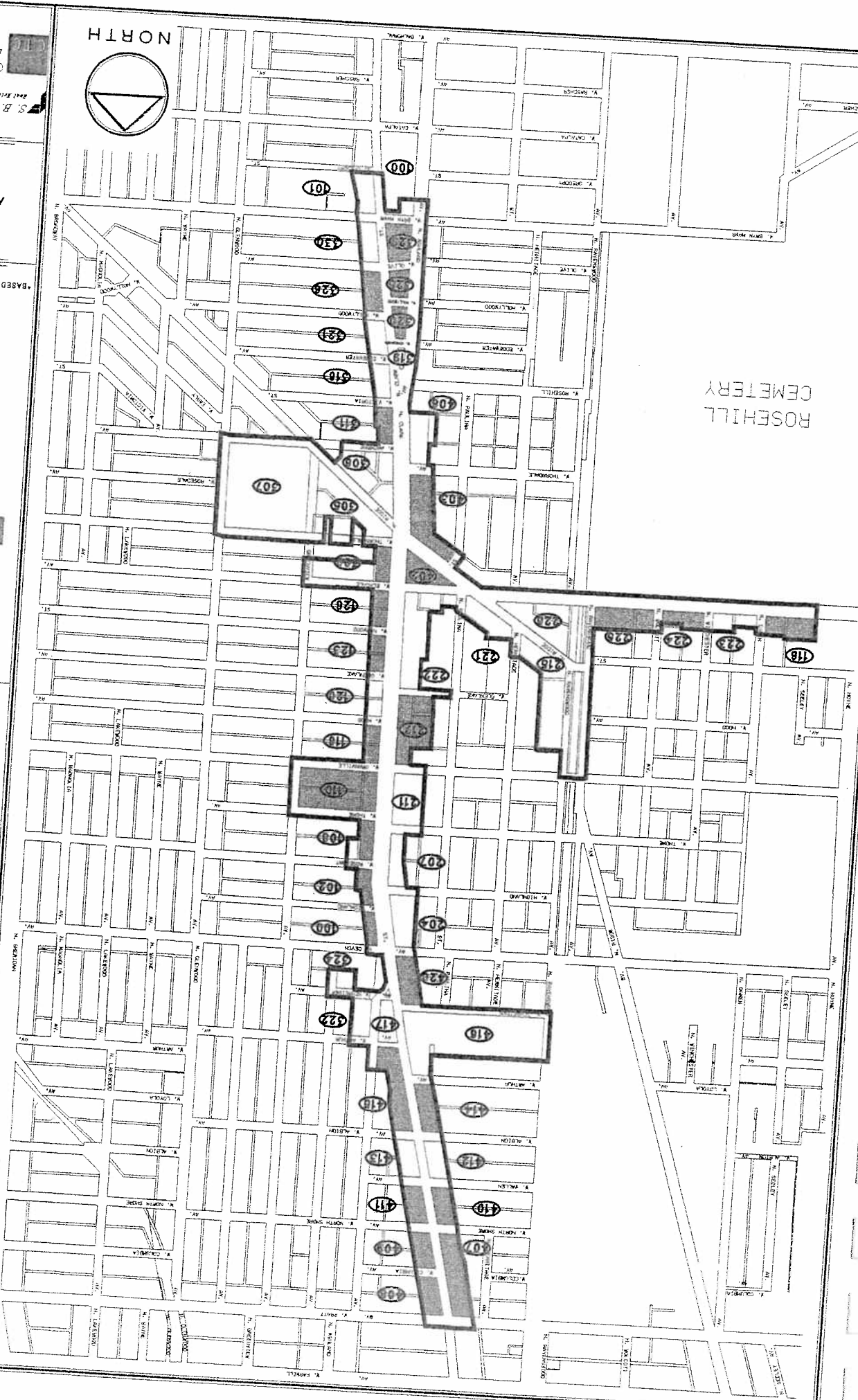
LEGEND

- TIF BOUNDARY
- Ⓞ BLOCK NUMBER
- OBSOLESCENCE

BASED ON COOK COUNTY PROPERTY INDEX NUMBERING (P-I-N) SYSTEM

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Clark Street & Ridge Avenue Redevelopment Project Area
This eligibility factor is meaningfully present on 56% of the blocks within the Clark Street & Ridge Avenue RPA.

3. Structures Below Minimum Code

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

This eligibility factor is present to a meaningful extent on 56% of the blocks within the Clark Street & Ridge Avenue RPA.

4. Obsolescence

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

In addition to functional obsolescence, the economic obsolescence of many area properties is demonstrated by the stagnant, or in some cases declining, assessed valuation (other than routine increases attributable to the effect of inflation upon triennial reassessment values), and lack of viable tenants for commercial space.

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

Obsolescence, either functional, economic, or some combination of both, has been documented for 65 of the 231 buildings within the Clark Street & Ridge Avenue RPA. This is 28% of all buildings within the Clark Street & Ridge Avenue RPA.

This eligibility factor is present to a meaningful extent on 52% of the blocks within the Clark Street & Ridge Avenue RPA.

5. Deterious Land Use and Lay-Out

Clark Street & Ridge Avenue Redevelopment Project Area

Unlike the other eligibility factors, deteriorious land use and lay-out was evaluated on a parcel-by-parcel basis. This factor may be present regardless of whether or not a structure exists on a parcel. Therefore, it was necessary to evaluate deteriorious land use and lay-out in this manner. There are 378 tax parcels within the Clark Street & Ridge Avenue RPA.

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

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

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

The presence of these four (4) lay-out features, (parallel alignment, shallow lot depths, irregularly shaped parcels and blocks, and isolated parcels with accessibility problems), limit the commercial development opportunities within the Clark Street & Ridge Avenue RPA.

The existing commercial character of the Clark Street & Ridge Avenue RPA, and particularly the types of commercial uses located within the area, are not conducive to the goals and objectives of the redevelopment plan which includes enhancing the residential character on Clark Street. This predominantly commercial character of the area poses a deteriorious land use situation to these patterns, create parking problem, create noise, and pose special hazards for pedestrians and residents who shop or live in the Clark Street & Ridge Avenue RPA.

In total, 162 parcels (43% of all parcels within the Clark Street & Ridge Avenue RPA) exhibit features of either deteriorious land use or lay-out. This factor is present to a meaningful extent on 48% of the blocks.

Minor Supporting Factors

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

Excessive Vacancies

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

This eligibility factor is present on 36% of the blocks within the Clark Street & Ridge Avenue RPA.

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

- **Revitalize the Clark/Ridge Commercial Area.** The area from Ridge Avenue south to Rosehill Drive has the potential to be revitalized as a commercial district linked to Andersonville. This area may be suitable for retail, principally in orientation at street level, and would need to be supported by appropriate parking and other commercial services. Residential rehabilitation may be possible for the large apartment buildings in the area with first floor commercial uses.

- **Develop North Clark Street as a Residential Boulevard.** Clark Street north of Ridge Avenue has the potential to become a residential boulevard. Retail uses serving the immediate neighborhood could be encouraged as a supplement to the residential area. This redevelopment strategy--if implemented--would build on Chicago Department of Transportation (CDOT) improvements and residential development trends evident in the surrounding neighborhoods, along Ashland Avenue, and along other prominent main thoroughfares throughout the City.

The Redevelopment Plan also creates a link between the Clark/Ridge commercial area and the new Kmart site, within the West Ridge/Peterson RPA, on Peterson Avenue. This link will create a development opportunity for a new sub-regional commercial redevelopment activity in the area south of the Clark Street and Ridge Avenue intersection, and extending west toward the West Ridge/Peterson RPA.

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

Existing Land Use

Based upon S. B. Friedman & Company's research, seven (7) distinct land use patterns have been identified within the Clark Street & Ridge Avenue RPA:

- residential;
- commercial;

Background

4. Redevelopment Project & Plan

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

The predominant land use throughout the Clark Street & Ridge Avenue RPA is general commercial. Many of the commercial structures were built in the 1930s through the 1950s; a relatively small number have been built since. Much of the commercial development in the area was built on smaller residentially sized lots, typically in two- to three-story configurations. The lots vary in depth and width throughout the Clark Street & Ridge Avenue RPA, ranging from 25- to 50-foot wide, and 25- to 125-foot deep. Such lot sizes and configurations are not conducive for modern commercial operations and development. Common construction includes many frame, brick and concrete block masonry structures typically smaller in size and not readily adaptable for modern commercial operations. An additional problem is that many of the alleys servicing these commercial structures are inadequate, and in some instances nonexistent, for shipping and receiving facilities.

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

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

Interspersed among the commercial and residential uses along Clark Street and Ridge Avenue are institutional and recreational uses, including Senn High School on Ridge Avenue, Stephen K. Hayt Elementary School just off Clark Street between Senn Avenue and Granville Avenue, the 24th Police District Headquarters on Clark Street, Chicago Fire Department station house on Schreiber Avenue, Mellin Playlot located at Ashland and Bryn Mawr Avenue, and the CTA bus turnaround on Arthur.

Small segments of Metra's Union Pacific North Line are found along the western edge of the Clark Street & Ridge Avenue RPA.

Map 4 details the existing land use patterns within the Clark Street & Ridge Avenue RPA.

Future Land Use

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

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

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

- Residential;
- Commercial;
- Mixed Use;
- Institutional; and
- Industrial.

Redevelopment Needs of the Clark Street & Ridge Avenue RPA

The land use, existing conditions, and future plans for the area suggest three (3) redevelopment needs for the Clark Street & Ridge Avenue RPA:

- Facilitate property assembly, demolition, and site preparation;
- Incorporate infrastructure and streetscape improvements; and
- Encourage residential and commercial development.

The Redevelopment Plan provides tools for the City to support the redevelopment of the Clark Street

CITY OF CHICAGO

CLARK STREET & RIDGE AVENUE REDEVELOPMENT PROJECT AREA

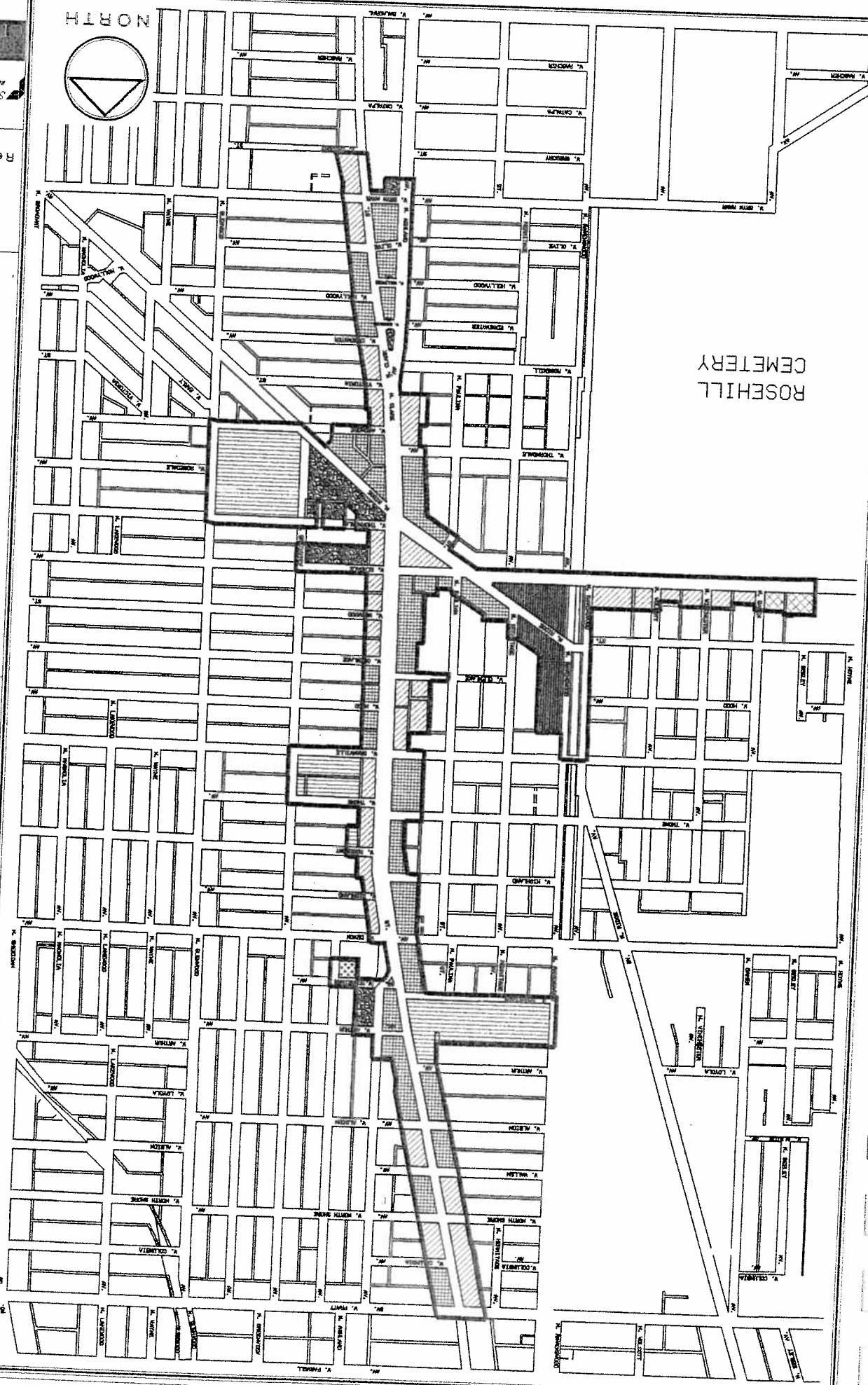
EXISTING LAND USE MAP
MAP 4

LEGEND

- TIF BOUNDARY
- RESIDENTIAL
- COMMERCIAL
- MIXED USE
- INSTITUTIONAL
- INDUSTRIAL
- PARKS
- VACANT LAND

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Revised July 7, 1999

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




CITY OF CHICAGO

CLARK STREET & RIDGE AVENUE REDEVELOPMENT PROJECT AREA

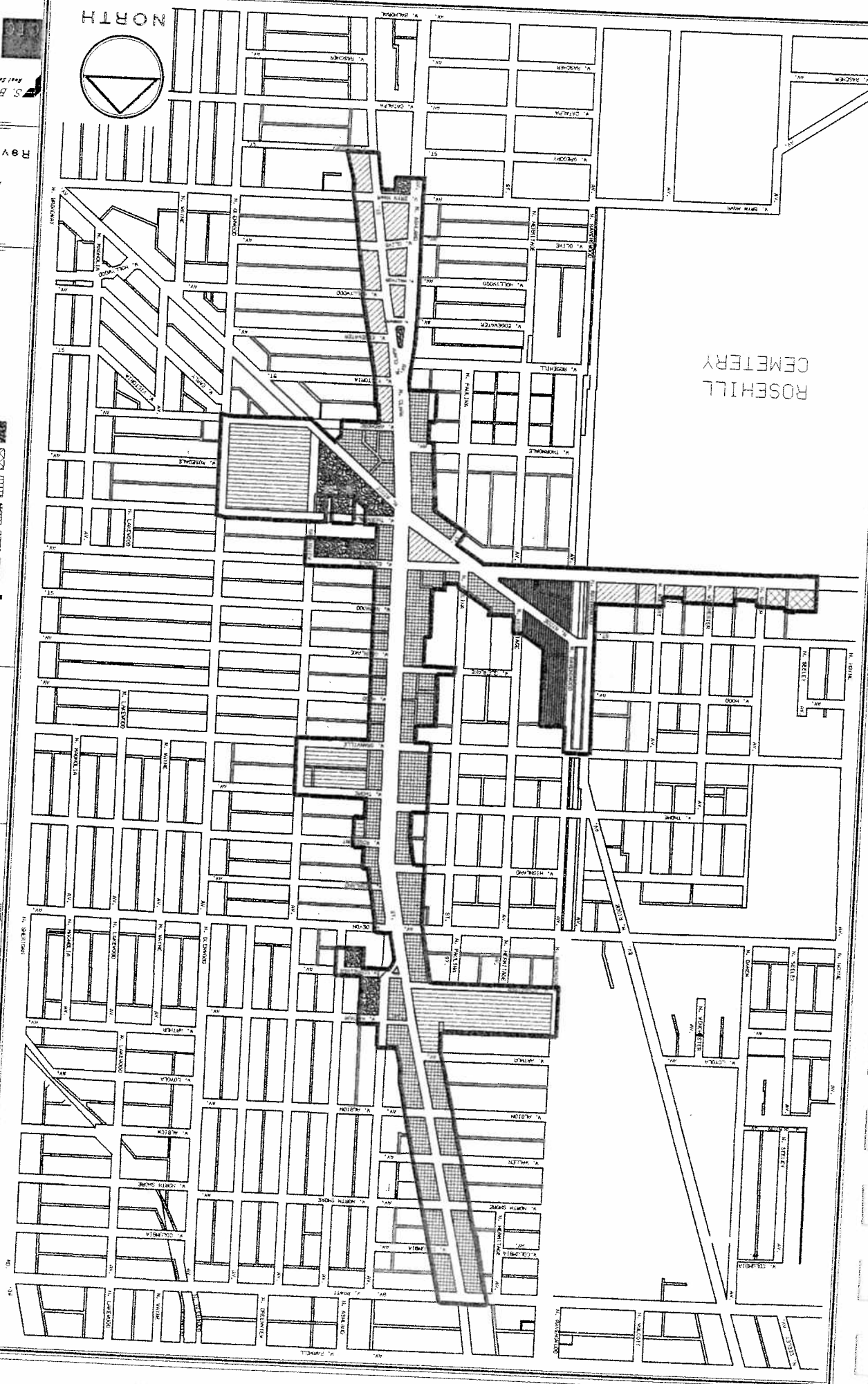
PROPOSED LAND USE MAP MAP 5

LEGEND

-  TIF BOUNDARY
-  RESIDENTIAL
-  COMMERCIAL
-  MIXED USE
-  INSTITUTIONAL
-  INDUSTRIAL
-  PARKS

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 Revised July 7, 1999

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& Ridge Avenue RPA as a mixed-use residential and supporting commercial district, as well as other improvements that serve the redevelopment interests of the local community and City. Currently, the Clark Street & Ridge Avenue RPA is characterized by underutilized parcels, structural deterioration, and buildings that are no longer attractive for modern commercial uses. These area and building conditions are minimizing the value of commercial and residential properties in the area as compared to other commercial and residential districts elsewhere on the North Side of the City, limiting redevelopment options for Clark Street & Ridge Avenue RPA, and thereby contributing to the lack of new investment within the Clark Street & Ridge Avenue RPA, and limiting local area employment opportunities and growth.

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

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

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

Goals, Objectives and Strategies

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

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

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

- Reduce or eliminate conditions that qualify the Clark Street & Ridge Avenue RPA as a conservation area.
- Facilitate assembly, preparation, and marketing of improved and vacant sites for residential redevelopment, commercial revitalization, passive and active open space, and supporting off-street parking areas.
- Remediate environmental problems to provide additional land for residential development and/or commercial redevelopment, as appropriate.

- Replace or repair infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new residential and commercial improvements, as well as rehabilitate commercial, institutional, and public properties within the Clark Street & Ridge Avenue RPA.

- Encourage the concentration of commercial activities to link the Clark Street & Ridge Avenue RPA to the Andersonville commercial district, and create commercial linkages west along Peterson Avenue to the Kmart site within the West Ridge/Peterson RPA.

- Decrease the prevalence of commercial-only zoned and underutilized parcels by providing resources for the redevelopment of Clark Street into a mixed residential and commercial district.

- Increase the value of taxable parcels within the Clark Street & Ridge Avenue RPA.

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

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

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

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

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

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

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

Redevelopment Plan Elements

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

- **Development/Redevelopment/Rehabilitation Activities, including:**
 Site Assembly, Demolition and Site Preparation
 Rehabilitation Costs
 Environmental Remediation
 Interest Subsidies

- **Public Improvements, including:**
 Provision or Rehabilitation of Public Improvements and Taxing District Facilities
 Capital Costs

- **Administrative Support and Financing, including:**
 Job Training and Related Educational Programs
 Analysis, Administration, Studies, Legal, et. al.
 Financing Costs

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects"). A number of key types of projects, activities and improvements are those which could be undertaken on Ridge Avenue RPA and are described below. These activities are those which could be undertaken as resources become available. As community needs and market conditions change, it is likely that additional projects may be suggested throughout the life of the Clark Street & Ridge Avenue RPA. To the extent that these projects are consistent with the goals of this Redevelopment Plan and the related costs are eligible under the Act, these projects may be considered for funding.

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

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

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

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

- Street, alley and sidewalk resurfacing;
- Street lighting;
- Traffic signalization;
- Reconstruction of street curbs and gutters;
- Underground water and sanitary systems;
- Streetscaping; and
- Open space

Environmental Remediation of Redevelopment Sites. Many of the improved and vacant redevelopment opportunity sites within the Clark Street & Ridge Avenue RPA accommodate commercial uses which may contain hazardous materials. These materials may have that may to be removed prior to any new construction.

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

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

Developers who use TIF resources pursuant to this Redevelopment Plan for the development of market rate housing must set aside 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

Eligible Costs

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

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural, engineering, development advisors, development managers, legal, marketing, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges may be based on a percentage of the tax increment collected;

2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land;

3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures;

4. Costs of the construction of public works or improvements;

5. Costs of job training and retraining projects;

6. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;

7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;

8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

9. Payment in lieu of taxes;

10. Costs of job training, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to

5. Financial Plan

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 district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-41.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.

11. Interest costs incurred by a developer or other user related to the construction, renovation or rehabilitation of a redevelopment project provided that:

a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;

b. Such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer/user with regard to the development project during that year;

c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and

d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer/user for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.

12. Unless explicitly stated in the Act, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs (such as, for example, to include the cost of construction of residential housing, or (b) expand the scope or increase the amount of existing eligible redevelopment costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(1)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Redevelopment Plan. In the event of such amendment(s), the City may add any new eligible redevelopment project cost as a line item in Table 2 (which sets forth the eligible costs for

this Redevelopment Plan), or otherwise adjust the line items in Table 2 without amendment to this Redevelopment Plan. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

Estimated Redevelopment Project Costs

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

TABLE 2: ESTIMATED THE ELIGIBLE COSTS

Project/Improvements	Estimated Project Costs*
Professional Services	\$250,000
Property Assembly	\$14,970,000
Rehabilitation Costs	\$9,980,000
Public Works or Improvements (1)	\$10,000,000
Relocation	\$100,000
Job Training	\$100,000
Interest Costs	\$5,400,000
TOTAL REDEVELOPMENT COSTS	\$40,800,000(2) (3)

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

(1) This category also may include reimbursing capital costs of taxing districts impacted by the redevelopment of the Clark Street & Ridge Avenue RPA. As permitted by the Act, the City may pay or reimburse all, or a portion, of a taxing district's capital costs resulting from the redevelopment project pursuant to a written agreement by the City accepting and approving such costs.

(2) In addition to the above stated costs, each issue of bonds issued to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment to the Redevelopment Plan. Each

individual project cost will be reevaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

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

Phasing and Scheduling of the Redevelopment

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

Sources of Funds to Pay Costs

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

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

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

private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

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

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

Issuance of Obligations

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

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within twenty-three (23) years from the adoption of the ordinance approving the original Clark Street & Ridge Avenue RPA. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a 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 shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and redevelopment project costs. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

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

The purpose of identifying the most recent EAV of the Clark Street & Ridge Avenue RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Clark Street & Ridge Avenue RPA. The 1997 EAV of all taxable parcels in the Clark Street & Ridge Avenue RPA is approximately \$39,000,000. This total EAV amount, by Permanent Index Number (also referred to as PIN), is summarized in Appendix 2. The EAV is subject to verification by the Cook County Clerk. After verification the final figure shall be certified by the Cook County Clerk and shall become the Certified Initial EAV from which all incremental property taxes in the Clark Street & Ridge Avenue RPA will be calculated by the County. If the 1998 EAV shall become available prior to the date of adoption of the Redevelopment Plan by the City Council, the City may update the Redevelopment Plan by replacing the 1997 EAV with the 1998 EAV without further City Council action.

Anticipated Equalized Assessed Valuation

By 2021, the year when the TIF is terminated, the EAV for the Clark Street & Ridge Avenue RPA will be approximately **\$93,200,000**. This estimate is based on several key assumptions, including: 1) an inflation factor of 3% per year on the EAV of all properties within the Clark Street & Ridge Avenue RPA, with its cumulative impact occurring in each triennial reassessment year; 2) an average equalization factor of 2.13582; and 3) a tax rate of 8.843% for the duration of the Clark Street & Ridge Avenue RPA.

6. Required Findings and Tests *Lack of Growth and Private Investment*

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

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

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

According to other data provided by the Building Department, between January 1 and December 31, 1998, there was \$370,000 worth of new investment in the Clark Street & Ridge Avenue RPA.

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

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

But for....

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Clark Street & Ridge Avenue RPA.

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

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

Conformance to the Plans of the City

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

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

Dates of Completion

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

Financial Impact of the Redevelopment Project

Without the adoption of this Redevelopment Plan and tax increment financing, the Clark Street & Ridge Avenue RPA is not expected to be redeveloped by private enterprise. There is a genuine prospect that blighting conditions will continue to exist and spread, and that the lagging property values may lead to a dragging down of property values in surrounding areas. This situation could lead to a reduction of real estate tax revenue to all taxing districts.

- City of Chicago
- Chicago Police Department 24th District-Rogers Park Station (6464 N. Clark Street)
- Chicago Fire Department Station House (1545 W. Rosemont) 49th and 50th Ward Streets and Sanitation offices (6441 N. Ravenswood Avenue)
- Rogers Park Library Branch (6907 N. Clark Street)
- Chicago Board of Education
- Stephen K. Hayt Elementary School (1518 W. Granville Avenue)
- Joyce Kilmer School (6700 N. Greenview Avenue)
- Helen C. Peirce School of International Studies (1423 W. Bryn Mawr Avenue)
- Sullivan High School (6631 N. Bosworth Avenue)
- Senn Academy (5900 N. Glenwood Avenue)
- Stone Leander Academy (6239 N. Leavitt Street)
- Chicago School Finance Authority
- Chicago Park District
- Albion Playlot (1754 W. Albion Avenue)
- Schreiber Playground (1552 W. Schreiber Avenue)
- Emerson Playground (1820 W. Granville Avenue)

The following major taxing districts presently levy taxes on properties located within the Clark Street & Ridge Avenue RPA, or within close proximity--three (3) or four (4) blocks--to the Clark Street & Ridge Avenue RPA boundaries:

Demand on Taxing District Services and Program to Address Financial and Service Impact

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

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

It is likely that some families who purchase housing or rent new apartments in the Clark Street & Education include the provision, maintenance and operation of educational facilities and the provision of education services for kindergarten through twelfth grade.

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

and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; and building, housing and zoning codes.

City of Chicago. The City is responsible for a wide range of municipal services, including: police districts, and the activities which address increased demand are described below.

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

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

Map 6 illustrates the locations of facilities operated by the above listed taxing districts within close proximity to the Clark Street & Ridge Avenue RPA.

- Senn Park (5887 N. Ridge Avenue)
- Senn Playlot (1501 W. Elmdale Avenue)
- No. 491 Playground (1423 W. Bryn Mawr Avenue)
- Mellin Playlot (5553 N. Ashland Avenue)
- Chicago Community College District 508
- Metropolitan Water Reclamation District of Greater Chicago
- County of Cook
- Cook County Forest Preserve District

CITY OF CHICAGO

CLARK STREET & RIDGE AVENUE REDEVELOPMENT PROJECT AREA

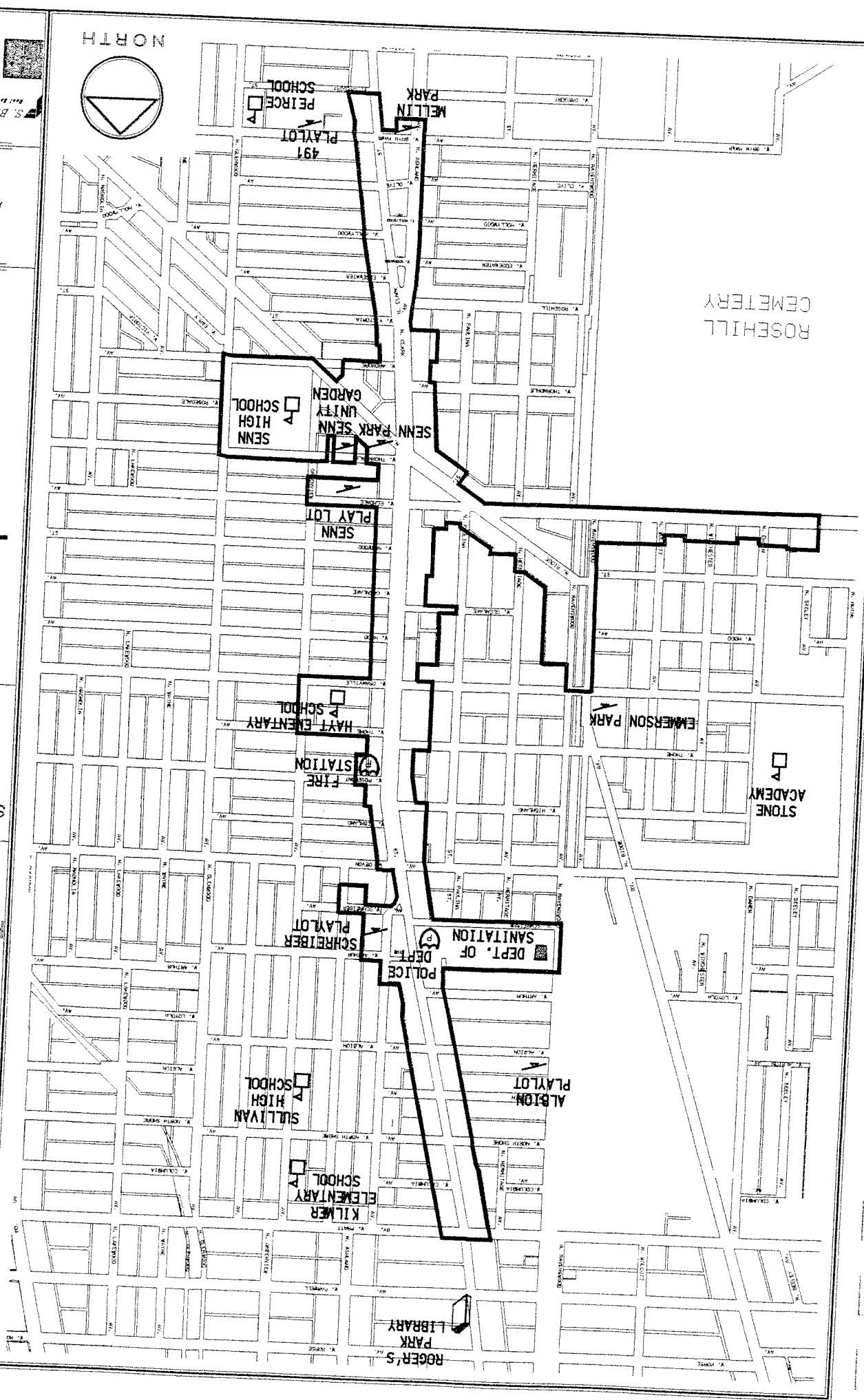
SURROUNDING PUBLIC FACILITIES MAP
 MAP 5

LEGEND

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

April 1999

S.B. Friedman & Company
 Real Estate Advisors and Development Consultants
 Campbell Tiu, Campbell, Inc.
 Architects, Planners, Construction Managers



Ridge Avenue RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust existing capacity. Many of the new home owners or renters may come from the immediate neighborhood and some of these families may send their children to private schools. Existing absorption capacity at the Chicago Public Schools (CPS). These data revealed that, for all the public schools that serve the Edgewater and Rogers Park community areas, the schools operate at approximately 83% of design capacity. While there is available design capacity to accommodate new students, this is tempered by CPS policy that applies a threshold program capacity for elementary schools below 100% of design capacity. According to CPS, elementary schools reach program capacity when they reach a utilization rate of 80% of their design capacity. This accounts for the recent expansions at both Hayt and Peirce schools. Stephen K. Hayt Elementary School's pre-expansion utilization rate was 97% of design capacity. Helen C. Peirce School of International Studies pre-expansion utilization rate was 111% of design capacity.

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

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

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

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

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

City of Chicago
Clark Street & Ridge Avenue Redevelopment Project Area

Metropolitan Water Reclamation District. This district provides the main trunk lines for the collection of waste water from Cities, Villages and Towns, and for the treatment and disposal thereof.

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

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

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

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

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

Given the preliminary nature of the Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan.

7. Provisions for Amending Action Plan
This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

8. Commitment to Fair Employment Practices and Affirmative Action Plan

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

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

B. Meeting City standards for participation of Minority Business Enterprise and Women Business Enterprise businesses as required in redevelopment agreements.

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

D. Meeting City standards for the hiring of City residents to work on redevelopment project construction projects.

CLARK STREET & RIDGE AVENUE RPA
BOUNDARY DESCRIPTION

APPENDIX 1

THAT PART OF THE EAST HALF OF SECTION 31 AND THE WEST HALF OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE WEST HALF OF SECTION 5, THE EAST HALF OF SECTION 6 AND THE WEST HALF OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF CLARK STREET AND THE NORTH RIGHT OF WAY LINE OF PRATT AVENUE; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF SAID PRATT AVENUE TO THE NORTH EXTENSION OF THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 9 THROUGH 17 AND LOTS 33 AND 34 IN MANN'S ADDITION TO ROGER'S PARK; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST ALLEY LINE TO THE INTERSECTION OF THE SOUTH LINE OF SAID MANN'S ADDITION AND THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 11 THROUGH 15 AND LOT 18 IN BLOCK 1 OF WILLIAM L. WALLEN'S ADDITION TO ROGER'S PARK; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF NORTH SHORE AVENUE; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF NORTH SHORE AVENUE AND THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 18 THROUGH 28 IN BLOCK 5 OF SAID WALLEN'S ADDITION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF WALLEN AVENUE; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WALLEN AVENUE WITH THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 13 THROUGH 23 IN BLOCK 6 OF SAID WALLEN'S ADDITION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF ALBION AVENUE; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF ALBION AVENUE AND THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 5 IN BLOCK 1 OF GALLUP & SCHLESSWOHL'S ADDITION TO ROGER'S PARK; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE INTERSECTION OF THE SOUTH LINE OF SAID BLOCK WITH THE EAST LINE OF A PUBLIC ALLEY RUNNING SOUTH AND EAST THROUGH BLOCK 1 OF BECKER'S ADDITION TO

APPENDIX 1
BOUNDARY DESCRIPTION
CLARK STREET & RIDGE AVENUE RPA

ROGER'S PARK; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO AN ANGLE POINT IN SAID ALLEY; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF ASHLAND AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF ARTHUR AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 44 THROUGH 51 IN HOLLESEN SUBDIVISION; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF SCHREIBER AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF BOSWORTH AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE AND ITS SOUTH EXTENSION TO THE EAST RIGHT OF WAY LINE AND ITS SOUTH EXTENSION TO THE EAST EXTENSION OF THE NORTH LINE OF LOTS 3 THROUGH 7 IN S.F. HOLLESEN'S FIRST ADDITION TO ROGERS PARK; THENCE WEST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOT 5 IN A SUBDIVISION OF LOT 2 IN SAID HOLLESEN'S FIRST ADDITION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF SCHREIBER AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF CLARK STREET; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF DEVON AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF A PUBLIC ALLEY ADJOINING LOTS 114 THROUGH LOTS 49, 59 AND 139 IN FARSON'S SUBDIVISION; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST ALLEY LINE TO THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 114 THROUGH 122 IN EDGEWATER PARK; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE NORTH EXTENSION OF THE EAST LINE OF A PUBLIC ALLEY ADJOINING SAID LOT 122; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF ROSEMONT AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST LINE OF LOT 106 IN SAID EDGEWATER PARK; THENCE SOUTH ALONG SAID EXTENSION, SAID EAST LINE AND ITS SOUTH EXTENSION TO THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 90 THROUGH 97

IN SAID EDGEWATER PARK; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING SAID LOT 97; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF THOME AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF GREENVIEW STREET; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF GRANVILLE AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF LOT 36 IN KRANSZ'S FIRST ADDITION TO THE SOUTH ALONG SAID EAST LOT LINE TO THE SOUTH EAST CORNER OF SAID LOT; THENCE SOUTH TO THE NORTH EAST CORNER OF SAID LOT; THENCE SOUTH TO THE SOUTH EAST CORNER OF SAID LOT; SAID LOT TO THE SOUTH EAST CORNER THEREOF; THENCE SOUTH TO THE SOUTH TO THE NORTH EAST CORNER OF LOT 116 IN SAID FIRST ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE SOUTH EAST CORNER THEREOF; THENCE SOUTH TO THE SOUTH EAST CORNER OF LOT 125 IN SAID FIRST ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTH EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF GLENLAKE AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF LOT 37 IN KRANSZ'S SECOND ADDITION TO EDgewater; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH EAST CORNER OF SAID LOT 37; THENCE SOUTH TO THE NORTH EAST CORNER OF LOT 44 IN SAID SECOND ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE NORTH RIGHT OF WAY LINE OF NORWOOD AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST LINE OF LOT 116 IN SAID SECOND ADDITION; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST LINE TO THE SOUTH EAST CORNER OF SAID LOT; THENCE SOUTH TO THE NORTH EAST CORNER OF LOT 125 IN SAID SECOND ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE NORTH RIGHT OF WAY LINE OF ELMDALE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF GREENVIEW AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF A PUBLIC ALLEY

**BOUNDARY DESCRIPTION
CLARK STREET & RIDGE AVENUE RPA**

APPENDIX 1

ADJOINING LOTS 24 THROUGH 38 IN MARGARETH KRANSZ TRUSTEES ADDITION TO NORTH EDGEWATER; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH ALLEY LINE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING SAID LOT 24; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF THORNDALE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THORNDALE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE WEST LINE OF LOT 43 IN SAID TRUSTEES ADDITION; THENCE SOUTH ALONG SAID EXTENSION AND SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST TO THE SOUTHEAST CORNER OF LOT 42 IN SAID TRUSTEES ADDITION; THENCE NORTH ALONG THE EAST LINE OF SAID LOT AND ITS NORTH EXTENSION TO THE NORTH RIGHT OF WAY LINE OF THORNDALE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF GLENWOOD AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF ARDMORE AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHWEST RIGHT OF WAY LINE OF RIDGE AVENUE; THENCE NORTHWEST ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 4 IN SAID RESUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT AND ITS SOUTH EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF ARDMORE AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING RAMUS & PETERSEN'S SUBDIVISION AND KATHERINE HANSEN'S ADDITION TO CHICAGO; THENCE SOUTH ALONG SAID EAST ALLEY LINE AND ITS SOUTH EXTENSION TO THE SOUTH

CLARK STREET & RIDGE AVENUE RPA

BOUNDARY DESCRIPTION

APPENDIX 1

RIGHT OF WAY LINE OF VICTORIA STREET; THENCE WEST ALONG ALLEY ADJOINING LOTS 41 THROUGH 49 AND LOTS 120 THROUGH 128 IN CLARK STREET ADDITION TO EDGEWATER; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST LINE OF A PUBLIC ALLEY THROUGH BLOCKS 1 AND 2 OF BRYN MAWR ADDITION TO EDGEWATER; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF BRYN MAWR AVENUE; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 4 IN THE RESUBDIVISION OF LOTS 8 AND 9 OF A DIVISION OF THE NORTH 10 ACRES; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 4 TO THE SOUTH LINE OF SAID RESUBDIVISION; THENCE WEST ALONG SAID SOUTH SUBDIVISION LINE TO A LINE 117 FEET EAST OF THE SOUTHWEST CORNER OF SAID RESUBDIVISION; THENCE THENCE SOUTHEAST TO THE SOUTH LINE OF LOT 10 IN SAID NORTH 10 ACRE DIVISION, 124 FEET DISTANT FROM THE SOUTHWEST CORNER OF SAID LOT 10; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF THE EAST 206 FEET OF LOTS 11 THROUGH 14 OF SAID NORTH 10 ACRE DIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 206 FEET TO THE SOUTH RIGHT OF WAY LINE OF GREGORY STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF CLARK STREET; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF LOT 15 IN SAID NORTH 10 ACRE DIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 1 IN THE RESUBDIVISION OF LOTS 16 AND 17 OF SAID NORTH 10 ACRE DIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID RESUBDIVISION OF LOTS 16 AND 17; THENCE WEST ALONG SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF ASHLAND AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF CLARK STREET; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF CLARK STREET TO THE SOUTH LINE OF

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BOUNDARY DESCRIPTION

APPENDIX 1

LOT 7 IN BLOCK 7 OF BARRET & GALLOWAY'S RESUBDIVISION OF BLOCKS 7, 8 AND 9; THENCE WEST ALONG SAID SOUTH LINE AND ITS WEST EXTENSION TO THE SOUTH EXTENSION OF THE WEST LINE OF A PRIVATE STREET IN SAID BLOCK 7; THENCE NORTH ALONG SAID EXTENSION, SAID WEST LINE AND ITS NORTH EXTENSION TO THE NORTH LINE OF THE NORTH ALLEY IN SAID BLOCK 7; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST LINE OF AN ALLEY ADJOINING LOT 24 IN SAID BLOCK 7; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF THORNDALE AVENUE; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THORNDALE AVENUE AND THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 15 IN BUENA VISTA ADDITION TO CHICAGO AND LOTS 1 THROUGH 8 IN BLESINS'S & FRANZE'S RESUBDIVISION OF SUNDRY LOTS; THENCE NORTH AND NORTHWEST ALONG SAID WEST ALLEY LINE AND ITS NORTHWEST EXTENSION TO THE NORTHWEST RIGHT OF WAY LINE OF PAULINA STREET; THENCE NORTHEAST ALONG SAID NORTHWEST RIGHT OF WAY LINE TO THE SOUTHWEST RIGHT OF WAY LINE OF RIDGE AVENUE; THENCE NORTHWEST ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF PETERSON AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE WEST LINE OF LOT 6 IN BARBARA EVERTS ADDITION TO HIGH RIDGE; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 164.5 FEET OF LOTS 4 THROUGH 6 IN SAID BARBARA EVERTS ADDITION; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH ALONG SAID EAST LINE OF SAID LOT AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF DAMEN AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF LOT 34 IN BECKER'S RESUBDIVISION OF PART OF HIGH RIDGE SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING SAID LOT; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE WEST EXTENSION OF THE SOUTH LINE OF THE NORTH 1 FOOT OF LOT 24 IN SAID BECKER'S

BOUNDARY DESCRIPTION
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APPENDIX 1

RESUBDIVISION; THENCE EAST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE WEST RIGHT OF WAY LINE OF WINCHESTER AVENUE; THENCE EAST TO THE NORTHWEST CORNER OF LOT 19 IN SAID BECKER'S RESUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING SAID LOT; THENCE SOUTH ALONG SAID WEST ALLEY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 9 IN SAID BECKER'S RESUBDIVISION; THENCE EAST ALONG SAID WEST EXTENSION AND SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF WOLCOTT AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF RAVENSWOOD AVENUE; THENCE NORTH ALONG SAID WEST LINE TO THE CENTERLINE OF GRANVILLE AVENUE; THENCE EAST ALONG SAID CENTERLINE TO THE EAST RIGHT OF WAY LINE OF RAVENSWOOD AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOT 8 IN BLOCK 22 OF HIGH RIDGE SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE NORTH EXTENSION OF THE EAST LINE OF A PUBLIC ALLEY ADJOINING 10 AND 11 IN SAID BLOCK 22, LOT 3 IN WEBER AND KRANTZ SUBDIVISION AND LOTS 1 THROUGH 20 IN BLOCK 3 OF KEMPER'S HIGH RIDGE SUBDIVISION; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST ALLEY LINE TO AN ANGLE POINT; THENCE SOUTHEAST ALONG SAID EAST ALLEY LINE AND ITS SOUTHEAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF HERMITAGE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 37 IN BLOCK 2 OF KEMPER'S HIGH RIDGE SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT AND ITS EAST EXTENSION TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 21 IN SAID BLOCK 2; THENCE SOUTH ALONG

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BOUNDARY DESCRIPTION

APPENDIX 1

SAID EAST ALLEY LINE TO AN ANGLE POINT; THENCE
 SOUTHEAST ALONG SAID EAST ALLEY LINE AND ITS SOUTHEAST
 EXTENSION TO THE EAST RIGHT OF WAY LINE OF PAULINA
 STREET; THENCE SOUTH TO THE NORTH LINE OF LOT 10 IN
 BAER'S ADDITION TO CHICAGO; THENCE EAST ALONG THE
 NORTH LINE OF SAID LOT TO THE WEST LINE OF A PUBLIC ALLEY
 ADJOINING SAID LOT; THENCE NORTH ALONG SAID WEST ALLEY
 LINE TO THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOT 6 IN
 SAID BAER'S ADDITION; THENCE EAST ALONG SAID NORTH ALLEY
 LINE TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1
 THROUGH 6 IN SAID SUBDIVISION; THENCE NORTH ALONG SAID
 WEST ALLEY LINE TO THE SOUTH LINE OF ROSEHILL CEMETERY
 COMPANY'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH
 LINE TO THE EAST LINE OF THE WEST 188 FEET OF SAID
 SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE TO THE
 SOUTH LINE OF G.L. DROLLINGER'S RESUBDIVISION; THENCE
 EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF
 SAID RESUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF
 SAID RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;
 THENCE WEST ALONG THE NORTH LINE OF SAID RESUBDIVISION
 TO THE WEST LINE OF THE EAST 125 FEET OF ROSEHILL
 CEMETERY COMPANY'S SUBDIVISION; THENCE NORTH ALONG
 SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF
 GLENLAKE AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT
 OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF PAULINA
 STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE
 TO THE NORTH RIGHT OF WAY LINE OF GLENLAKE AVENUE;
 THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE
 WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 10 THROUGH 14
 IN A RESUBDIVISION OF PART OF SAID ROSEHILL SUBDIVISION;
 AND LOTS 11 THROUGH 19 IN DONOVAN AND OTHERS'
 RESUBDIVISION OF PART OF SAID ROSEHILL SUBDIVISION;
 THENCE NORTH ALONG SAID WEST ALLEY LINE AND ITS NORTH
 EXTENSION TO THE WEST EXTENSION OF THE NORTH LINE OF
 THE SOUTH 106.32 FEET OF LOTS 6 AND 7 IN SAID DONOVAN
 RESUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO THE
 WEST LINE OF A PUBLIC ALLEY ADJOINING SAID LOT 6 IN SAID
 DONOVAN RESUBDIVISION; THENCE NORTH ALONG SAID WEST

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BOUNDARY DESCRIPTION

APPENDIX 1

ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF GRANVILLE AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE WEST LINE OF A PUBLIC ALLEY THROUGH BLOCK 13 OF HIGH RIDGE SUBDIVISION; THENCE NORTH ALONG SAID EXTENSION, SAID WEST LINE AND ITS NORTH EXTENSION TO THE NORTH RIGHT OF WAY LINE OF THOME AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF A PUBLIC ALLEY THROUGH A.L. WILLIAMS RESUBDIVISION AND THROUGH L.R. PRIESTS RESUBDIVISION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF HIGHLAND AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE WEST LINE OF DEVON AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 30 THROUGH 37 IN SCHRIEBER'S RESUBDIVISION; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF SCHRIEBER AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE AND ITS WEST EXTENSION TO THE EAST METRA RIGHT OF WAY LINE; THENCE NORTH ALONG SAID EAST METRA RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 9 THROUGH 34 IN BLOCK 3 OF BECKER'S ADDITION TO ROGERS PARK; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH ALLEY LINE TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOT 9 IN SAID BLOCK 3; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF ARTHUR AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE WEST LINE OF A PUBLIC ALLEY RUNNING THROUGH BLOCK 2 OF SAID BECKER'S ADDITION AND THROUGH PARK; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF ALBION AVENUE; THENCE NORTH TO THE INTERSECTION OF THE

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APPENDIX 1

NORTH RIGHT OF WAY LINE OF ALBION AVENUE AND THE WEST LINE OF A PUBLIC ALLEY RUNNING THROUGH BLOCKS 2, 4 AND 7 OF WILLIAM L. WALLEY'S ADDITION TO ROGER'S PARK; THENCE NORTH ALONG SAID WEST ALLEY LINE TO ITS INTERSECTION WITH THE WEST LINE OF A PUBLIC ALLEY RUNNING THROUGH THAT PART OF LOT 1 OF THE ASSESSOR'S DIVISION LYING BETWEEN CLARK STREET AND HERMITAGE AVENUE; THENCE NORTH ALONG SAID WEST ALLEY LINE AND ITS NORTH EXTENSION TO THE NORTH RIGHT OF WAY LINE OF PRATT AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

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APPENDIX 1

Parcel Count	PIN	1997 EAV
1	11-31-407-010	\$ 84,059
2	11-31-407-011	\$ 69,495
3	11-31-407-012	\$ 318,493
4	11-31-407-013	\$ 211,198
5	11-31-407-014	\$ 89,652
6	11-31-407-015	\$ 94,885
7	11-31-407-016	\$ 160,409
8	11-31-407-017	\$ 57,689
9	11-31-407-018	\$ 48,793
10	11-31-407-019	\$ 62,690
11	11-31-407-020	\$ 99,466
12	11-31-407-021	\$ 92,117
13	11-31-407-022	EXEMPT
14	11-31-408-001	\$ 506,846
15	11-31-408-002	\$ 33,026
16	11-31-408-003	\$ 37,900
17	11-31-408-004	\$ 42,972
18	11-31-409-004	\$ 22,026
19	11-31-409-005	\$ 23,064
20	11-31-409-006	\$ 64,796
21	11-31-409-007	\$ 324,318
22	11-31-409-027	\$ 331,803
23	11-31-410-036	\$ 162,728
24	11-31-410-037	\$ 20,367
25	11-31-410-038	\$ 233,504
26	11-31-410-039	\$ 75,852
27	11-31-410-040	\$ 242,733
28	11-31-411-001	\$ 145,107
29	11-31-411-002	\$ 70,544
30	11-31-411-003	\$ 134,652
31	11-31-411-004	\$ 60,483
32	11-31-411-005	\$ 65,137
33	11-31-411-006	\$ 150,687
34	11-31-412-030	\$ 150,941
35	11-31-412-034	\$ 215,264
36	11-31-412-040	EXEMPT
37	11-31-413-001	\$ 83,087
38	11-31-413-002	\$ 40,941
39	11-31-413-003	\$ 63,199
40	11-31-413-004	\$ 54,419
41	11-31-413-005	\$ 156,947
42	11-31-413-006	\$ 71,331
43	11-31-413-007	\$ 80,519
44	11-31-413-008	\$ 83,573
45	11-31-414-048	\$ 210,107
46	11-31-414-049	\$ 286,294
47	11-31-414-050	\$ 111,706
48	11-31-414-051	\$ 238,186
49	11-31-415-006	\$ 67,162
50	11-31-415-007	\$ 23,612
51	11-31-415-008	\$ 9,472
52	11-31-415-009	\$ 34,122
53	11-31-415-010	\$ 9,111
54	11-31-415-011	\$ 168,648
55	11-31-415-012	\$ 71,971
56	11-31-415-013	\$ 30,183
57	11-31-415-014	\$ 346,940
58	11-31-415-015	\$ 98,091
59	11-31-415-025	\$ 449,616
60	11-31-416-028	EXEMPT
61	11-31-416-029	EXEMPT
62	11-31-416-030	EXEMPT
63	11-31-416-031	EXEMPT
64	11-31-416-036	\$ 254,660
65	11-31-416-037	\$ 117,083

133	14-05-116-001	\$	51,565
132	14-05-110-016-1005	\$	13,065
131	14-05-110-016-1004	\$	20,264
130	14-05-110-016-1003	\$	20,264
129	14-05-110-016-1002	\$	22,834
128	14-05-110-016-1001	\$	30,899
127	14-05-110-014	\$	35,983
126	14-05-110-013	\$	EXEMPT
125	14-05-110-012	\$	61,708
124	14-05-110-007	\$	108,941
123	14-05-110-006	\$	108,017
122	14-05-110-005	\$	87,892
121	14-05-110-004	\$	83,874
120	14-05-110-010	\$	EXEMPT
119	14-05-110-009	\$	EXEMPT
118	14-05-110-008	\$	EXEMPT
117	14-05-108-040	\$	40,913
116	14-05-108-039	\$	117,594
115	14-05-108-038	\$	220,518
114	14-05-108-037	\$	62,327
113	14-05-108-007	\$	EXEMPT
112	14-05-108-006	\$	EXEMPT
111	14-05-108-004	\$	111,861
110	14-05-108-003	\$	81,540
109	14-05-108-002	\$	120,046
108	14-05-102-007	\$	121,196
107	14-05-102-006	\$	78,452
106	14-05-102-005	\$	47,867
105	14-05-102-004	\$	42,544
104	14-05-102-003	\$	63,032
103	14-05-102-002	\$	41,699
102	14-05-102-001	\$	113,726
101	14-05-100-006	\$	129,091
100	14-05-100-005	\$	120,074
99	14-05-100-004	\$	114,126
98	14-05-100-003	\$	58,076
97	14-05-100-002	\$	16,147
96	14-05-100-001	\$	285,165
95	11-32-325-010	\$	EXEMPT
94	11-32-324-002	\$	EXEMPT
93	11-32-322-016	\$	EXEMPT
92	11-31-420-021	\$	61,259
91	11-31-420-020	\$	46,386
90	11-31-420-019	\$	42,705
89	11-31-420-018	\$	69,908
88	11-31-420-017	\$	166,432
87	11-31-420-016	\$	43,006
86	11-31-420-015	\$	158,073
85	11-31-420-014	\$	52,691
84	11-31-420-013	\$	52,581
83	11-31-420-012	\$	25,881
82	11-31-417-006	\$	EXEMPT
81	11-31-417-005	\$	EXEMPT
80	11-31-417-004	\$	EXEMPT
79	11-31-417-003	\$	160,263
78	11-31-416-096	\$	EXEMPT
77	11-31-416-095	\$	EXEMPT
76	11-31-416-094	\$	EXEMPT
75	11-31-416-093	\$	EXEMPT
74	11-31-416-092	\$	EXEMPT
73	11-31-416-086	\$	361,434
72	11-31-416-084	\$	EXEMPT
71	11-31-416-083	\$	EXEMPT
70	11-31-416-080	\$	EXEMPT
69	11-31-416-079	\$	EXEMPT
68	11-31-416-078	\$	EXEMPT
67	11-31-416-077	\$	EXEMPT
66	11-31-416-040	\$	221,062

134	14-05-116-002	\$	38,038
135	14-05-116-003	\$	34,877
136	14-05-116-004	\$	91,143
137	14-05-116-017	\$	147,219
138	14-05-116-018	\$	27,656
139	14-05-116-019	\$	27,656
140	14-05-120-001	\$	361,660
141	14-05-120-017	\$	297,926
142	14-05-123-001	\$	47,082
143	14-05-123-002	\$	55,725
144	14-05-123-003	\$	52,693
145	14-05-123-019	\$	41,788
146	14-05-123-020	\$	46,029
147	14-05-123-021	\$	189,129
148	14-05-126-001	\$	45,933
149	14-05-126-002	\$	28,191
150	14-05-126-003	\$	26,436
151	14-05-126-004	\$	8,200
152	14-05-126-033	\$	488,722
153	14-05-300-001	\$	233,235
154	14-05-300-008	EXEMPT	
155	14-05-300-009	EXEMPT	
156	14-05-300-010	EXEMPT	
157	14-05-300-011	EXEMPT	
158	14-05-300-012	EXEMPT	
159	14-05-300-013	EXEMPT	
160	14-05-300-014	EXEMPT	
161	14-05-300-015	EXEMPT	
162	14-05-300-016	EXEMPT	
163	14-05-300-017	EXEMPT	
164	14-05-300-018	EXEMPT	
165	14-05-300-019	EXEMPT	
166	14-05-300-020	EXEMPT	
167	14-05-300-021	EXEMPT	
168	14-05-300-022	EXEMPT	
169	14-05-300-034	EXEMPT	
170	14-05-300-035	EXEMPT	
171	14-05-305-015	EXEMPT	
172	14-05-305-018	EXEMPT	
173	14-05-305-019	EXEMPT	
174	14-05-305-020	EXEMPT	
175	14-05-305-021	EXEMPT	
176	14-05-305-023	EXEMPT	
177	14-05-305-024	EXEMPT	
178	14-05-305-025	EXEMPT	
179	14-05-305-026	EXEMPT	
180	14-05-305-027	EXEMPT	
181	14-05-305-028	EXEMPT	
182	14-05-305-029	EXEMPT	
183	14-05-305-034	EXEMPT	
184	14-05-305-035	EXEMPT	
185	14-05-306-001	\$	51,372
186	14-05-306-002	\$	797,693
187	14-05-306-003	\$	133,378
188	14-05-306-004	\$	138,795
189	14-05-306-006	\$	166,144
190	14-05-306-007	\$	36,194
191	14-05-306-010	\$	27,792
192	14-05-306-011	\$	100,725
193	14-05-306-012	\$	99,120
194	14-05-306-014	\$	40,341
195	14-05-306-015	\$	52,461
196	14-05-306-016	\$	39,993
197	14-05-306-017	\$	1,566,548
198	14-05-306-018	\$	50,121
199	14-05-307-001	EXEMPT	31,490
200	14-05-311-001	\$	208,892
201	14-05-311-002	\$	32,966

202	14-05-311-003	\$	34,700
203	14-05-311-004	\$	2,703
204	14-05-311-005	\$	32,500
205	14-05-311-006	\$	32,294
206	14-05-311-049	\$	36,346
207	14-05-311-053	\$	52,386
208	14-05-311-054	\$	44,469
209	14-05-316-003	\$	163,316
210	14-05-316-004	\$	44,650
211	14-05-316-005	\$	90,514
212	14-05-316-071	\$	100,233
213	14-05-316-072	\$	150,887
214	14-05-319-001	\$	106,053
215	14-05-319-002	\$	86,457
216	14-05-320-001	\$	68,075
217	14-05-320-002	\$	101,355
218	14-05-320-003	\$	1,149,803
219	14-05-320-004	\$	99,271
220	14-05-320-005	\$	454,982
221	14-05-320-006	\$	174,802
222	14-05-320-007	\$	102,092
223	14-05-320-008	\$	141,213
224	14-05-321-001	\$	288,771
225	14-05-321-002	\$	64,482
226	14-05-321-003	\$	152,815
227	14-05-321-004	\$	153,509
228	14-05-325-001	\$	85,279
229	14-05-326-003	\$	197,411
230	14-05-326-004	\$	131,846
231	14-05-326-061	\$	232,189
232	14-05-326-062	\$	56,561
233	14-05-326-063	\$	87,391
234	14-05-329-001	\$	59,673
235	14-05-329-002	\$	217,054
236	14-05-329-003	\$	EXEMPT
237	14-05-329-004	\$	169,989
238	14-05-329-005	\$	EXEMPT
239	14-05-329-009	\$	220,819
240	14-05-329-010	\$	493,454
241	14-05-330-001	\$	184,999
242	14-05-330-002	\$	63,272
243	14-05-330-003	\$	64,005
244	14-05-330-004	\$	154,583
245	14-05-330-005	\$	255,719
246	14-05-330-009	\$	48,148
247	14-06-116-039	\$	39,684
248	14-06-116-041	\$	245,952
249	14-06-116-047	\$	22,731
250	14-06-116-073	\$	285,946
251	14-06-204-012	\$	210,100
252	14-06-204-013	\$	143,454
253	14-06-204-014	\$	96,829
254	14-06-204-015	\$	1,912,438
255	14-06-204-016	\$	37,077
256	14-06-204-017	\$	34,898
257	14-06-204-018	\$	EXEMPT
258	14-06-204-019	\$	EXEMPT
259	14-06-207-016	\$	EXEMPT
260	14-06-207-017	\$	EXEMPT
261	14-06-207-029	\$	EXEMPT
262	14-06-207-030	\$	EXEMPT
263	14-06-207-031	\$	EXEMPT
264	14-06-211-007	\$	EXEMPT
265	14-06-215-010	\$	EXEMPT
266	14-06-215-011	\$	EXEMPT
267	14-06-215-012	\$	EXEMPT
268	14-06-215-013	\$	EXEMPT
269	14-06-215-014	\$	EXEMPT

270	14-06-215-015	\$	6,980
271	14-06-215-016	\$	29,678
272	14-06-215-017	\$	34,963
273	14-06-215-018	\$	9,599
274	14-06-215-019	\$	31,666
275	14-06-215-020	\$	34,952
276	14-06-215-021	\$	28,237
277	14-06-215-023	\$	32,777
278	14-06-215-024	\$	33,968
279	14-06-215-025	\$	35,614
280	14-06-215-026	\$	57,159
281	14-06-215-027	\$	30,663
282	14-06-215-028	\$	26,904
283	14-06-215-029	\$	28,430
284	14-06-215-030	\$	30,493
285	14-06-215-031	\$	29,279
286	14-06-215-032	\$	31,565
287	14-06-215-033	\$	23,610
288	14-06-215-034	\$	27,682
289	14-06-215-035	\$	29,631
290	14-06-215-036	\$	276,142
291	14-06-215-056	\$	34,490
292	14-06-215-057	\$	37,872
293	14-06-217-019	\$	234,116
294	14-06-217-024	\$	111,509
295	14-06-217-027	\$	109,568
296	14-06-217-028	\$	25,284
297	14-06-217-029	\$	36,372
298	14-06-217-029	\$	24,618
299	14-06-217-030	\$	66,122
300	14-06-217-032	\$	24,298
301	14-06-217-033	\$	25,174
302	14-06-217-034	\$	141,950
303	14-06-217-035	\$	EXEMPT
304	14-06-217-036	\$	248,791
305	14-06-217-037	\$	39,181
306	14-06-217-038	\$	38,859
307	14-06-217-039	\$	57,823
308	14-06-217-040	\$	79,198
309	14-06-217-071	\$	EXEMPT
310	14-06-221-029	\$	28,314
311	14-06-221-030	\$	31,284
312	14-06-221-031	\$	23,610
313	14-06-221-032	\$	27,555
314	14-06-221-033	\$	26,528
315	14-06-221-034	\$	27,055
316	14-06-221-035	\$	24,231
317	14-06-221-036	\$	8,864
318	14-06-221-037	\$	119,264
319	14-06-221-038	\$	110,707
320	14-06-221-039	\$	39,058
321	14-06-221-040	\$	39,321
322	14-06-221-041	\$	276,768
323	14-06-222-014	\$	30,592
324	14-06-222-015	\$	66,738
325	14-06-222-016	\$	27,375
326	14-06-222-017	\$	61,486
327	14-06-222-018	\$	29,083
328	14-06-222-019	\$	19,291
329	14-06-222-020	\$	19,523
330	14-06-222-021	\$	19,523
331	14-06-222-023	\$	441,524
332	14-06-222-024	\$	192,898
333	14-06-222-025	\$	121,864
334	14-06-222-027	\$	150,651
335	14-06-222-029	\$	298,076
336	14-06-222-071	\$	EXEMPT
337	14-06-222-072	\$	96,155

338	14-06-222-078	\$	293,967
339	14-06-222-079	\$	32,066
340	14-06-223-003	\$	356,545
341	14-06-223-005	\$	87,697
342	14-06-224-002	\$	417,869
343	14-06-224-008	\$	14,303
344	14-06-224-009	\$	34,101
345	14-06-225-005	\$	451,265
346	14-06-225-007	\$	70,643
347	14-06-225-009	\$	15,844
348	14-06-225-010	\$	260,361
349	14-06-226-001	\$	EXEMPT
350	14-06-226-002	\$	EXEMPT
351	14-06-226-006	\$	EXEMPT
352	14-06-226-007	\$	EXEMPT
353	14-06-226-008	\$	EXEMPT
354	14-06-226-009	\$	EXEMPT
355	14-06-226-010	\$	EXEMPT
356	14-06-226-011	\$	EXEMPT
357	14-06-226-012	\$	EXEMPT
358	14-06-226-013	\$	EXEMPT
359	14-06-226-016	\$	EXEMPT
360	14-06-226-020	\$	EXEMPT
361	14-06-226-021	\$	EXEMPT
362	14-06-226-024	\$	EXEMPT
363	14-06-226-026	\$	EXEMPT
364	14-06-226-027	\$	EXEMPT
365	14-06-226-028	\$	EXEMPT
366	14-06-226-030	\$	472,341
367	14-06-226-030	\$	EXEMPT
368	14-06-402-001	\$	139,902
370	14-06-402-004	\$	279,355
371	14-06-402-005	\$	249,055
372	14-06-403-001	\$	131,841
373	14-06-403-002	\$	23,924
374	14-06-403-003	\$	81,845
375	14-06-403-004	\$	81,845
376	14-06-403-005	\$	81,845
377	14-06-403-006	\$	81,845
378	14-06-403-022	\$	128,586
379	14-06-403-027	\$	424,994
380	14-06-403-028	\$	123,061
381	14-06-406-017	\$	371,429
382	14-06-406-018	\$	108,769
383	14-06-406-019	\$	183,931
384	14-06-406-020	\$	EXEMPT
385	14-06-406-026	\$	267,598
386	14-06-406-042	\$	55,745
387	14-06-500-004	\$	221,203
388	14-08-100-001	\$	191,360
389	14-08-100-002	\$	EXEMPT
390	14-08-100-003	\$	EXEMPT
391	14-08-101-001	\$	131,906
392	14-08-101-009	\$	EXEMPT
393	14-08-101-012	\$	118,774
394	14-08-101-028	\$	71,790
395	14-08-101-028	\$	201,116
396	14-08-101-029	\$	164,389
Total		\$	39,326,351