

CITY OF CHICAGO

ROOSEVELT-UNION REDEVELOPMENT PROJECT AREA

TAX INCREMENT FINANCE PROGRAM

REDEVELOPMENT PLAN AND PROJECT

**CITY OF CHICAGO
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**REDEVELOPMENT PLAN AND PROJECT FOR
ROOSEVELT-UNION REDEVELOPMENT PROJECT AREA
TAX INCREMENT FINANCING PROGRAM**

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I. INTRODUCTION

The Roosevelt-Union Redevelopment Project Area (hereafter referred to as the "Redevelopment Project Area") is located on the southwest side of the City of Chicago (City), approximately 2 miles south and west of the central business district. The Redevelopment Project Area is comprised of approximately 58 acres and includes 20 (full and partial) blocks. The boundaries of the Redevelopment Project Area are shown on Redevelopment Plan Map 1, Project Boundary.

The Redevelopment Project Area is well-suited to institutional, residential, commercial mixed-use development, and its close proximity to an excellent local and regional transportation network makes the area accessible to shoppers and residents. The Redevelopment Project Area is accessible to the Dan Ryan Expressway (I-94), Kennedy Expressway (I-90) and Eisenhower Expressway (I-290) via Roosevelt Road. Access to the Stevenson Expressway (I-55) and Lake Shore Drive is located just south of the Redevelopment Project Area at Canalport and Union Avenue.

The Redevelopment Project Area is also well served by public transportation making the site easily accessible to the local work force. The Chicago Transit Authority ("CTA") bus lines that service the Redevelopment Project Area directly are #8 Halsted and #12 Roosevelt lines. The CTA Blue Line is directly north of the Redevelopment Project Area at the Eisenhower Expressway and Halsted Street. Adjacent to the southern boundary of the Redevelopment Project Area is the Halsted Station of the Metra Burlington Northern train to Aurora.

The Redevelopment Project Area is characterized by numerous dilapidated, deteriorated, and obsolete commercial buildings, a significant number of vacant parcels, and a general lack of maintenance of properties. Much of the Redevelopment Project Area is characterized by:

- deteriorated and dilapidated buildings and site improvements;
- vacant and underutilized buildings;
- obsolescence; and
- other blighting characteristics.

The purpose of the Roosevelt-Union Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project ("Plan") is to create a mechanism to allow for the planning and financing of a mixed-use development containing retail uses, single- and multi-family housing and institutional uses/community facilities.

This Plan summarizes the analyses and findings of the consultants' work, which, unless otherwise noted, is the responsibility of Louik/Schneider & Associates, Inc. The City of Chicago is entitled to rely on the findings and conclusions of this Plan in designating the Redevelopment Project Area as a redevelopment project area under the Illinois Tax Increment Allocation

Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (1996 State Bar Edition), as amended (the "Act"). Louik/Schneider & Associates, Inc. has prepared this Plan and the related eligibility study with the understanding that the City would rely: 1.) on the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Plan, and 2.) on the fact that Louik/Schneider & Associates, Inc. has obtained the necessary information so that the Plan and the related eligibility study will comply with the Act.

A. AREA HISTORY

Most of the Redevelopment Project Area is part of the Near West Side Community Area, the Roosevelt-Halsted Urban Renewal Area ("Roosevelt-Halsted Area") as defined in the Section I - B, and the University of Illinois at Chicago ("UIC"). The Redevelopment Project Area was the original home of the outdoor Maxwell Street Market. The Maxwell Street Market is a City-sanctioned market, originally established by ordinance in 1912. As reported in a *Community Development Commission Meeting, November 30, 1993 Staff Report, Amendment No. 4 to the Roosevelt-Halsted Redevelopment Plan and Sale of Disposition Parcel I-8 in the Roosevelt-Halsted Redevelopment Area*, ("Staff Report"), at page 49162 of the Journal--City Council--Chicago, 4/13/94:

The streets [Halsted between Roosevelt and Maxwell] are currently used on Sundays for the Maxwell Street Market. UIC's main campus is located directly to the north and its expansion is constrained because of expressways to the north and east of the campus and residential developments to the west. UIC is a major employer, receives substantial research funding, attracts students of all economic and racial backgrounds who contribute to the economy of the City, and educates the populace. In addition, UIC has committed to invest in the immediate cleanup of this area.

In conjunction with the UIC's improvements within the area, the City intends to invest in infrastructure improvements along Roosevelt Road including a landscaped median and proposes to reinvest a portion of the sales proceeds into the neighborhood and community. Other capital improvements that would be considered include street, sidewalk, and property edge improvements in the neighborhood west of the existing Maxwell Street Market as well as other capital projects in the adjacent Pilsen industrial area. It is important that UIC's improvements are complemented by the City's investment in adjacent communities to realize the maximum potential of these plans.

The Staff Report continues to describe the Maxwell Street Market at page 49162 of the Journal--City Council-- Chicago, 4/13/94:

Today's market has significantly outgrown the permitted areas of operation, and lacks a central management structure. A new public market would provide for an improved venue for both vendors and customers, including portable sanitary facilities, centralized trash collection, and improved security. The City is committed to developing a management and

organization structure with the vendors at the new market. Market vendors interested in participating in the new market will be offered the opportunity to do so and will be given a priority in leasing locations and to work with local communities and vendors to determine their suitability.

The City fulfilled its commitment and the Maxwell Street Market was relocated in 1994 to Canal Street just south of Roosevelt Road. Amendment No. 4 to the Roosevelt-Halsted Urban Renewal Plan allowed for the area generally bounded by 14th Street, on the east by Halsted Street, excluding Permanent Index No. 17 20 230 019 on the south by the B & O Railroad right-of-way and on the west by Morgan Street, to be changed from light industrial to institutional. The Amendment states:

In the area immediately south of the existing UIC campus, generally bounded by Roosevelt Road, the alley between Newberry Avenue and Halsted Street as extended from Roosevelt Road to Maxwell Street, Maxwell Street and Newberry Avenue, provide for the institutional expansion needs of the UIC.

The Redevelopment Project Area includes part of and is surrounded by UIC to the north and west. The UIC campus includes fifteen colleges and schools offering programs to approximately 24,000 undergraduate (66%) and graduate/professional (34%) students. Doctorates and professional degrees are offered in 54 fields; master's degrees in 87 fields; and undergraduate degrees in 99 fields. Over 70 percent of UIC's students come from the City and Cook County. UIC is the largest institution of higher learning in the Chicago area.

In 1859, the Chicago College of Pharmacy was founded on the near-west side of Chicago, and in 1881 land was purchased in the same area for the College of Physicians and Surgeons. These colleges are the forerunners of the UIC Medical Center. The original purchase of a 95 by 100 foot lot for the College of Physicians and Surgeons has grown into a west side complex of 5.6 million square feet encompassing 45 buildings on 66 acres of land.

In 1946, a temporary two-year undergraduate division of the University of Illinois was established at Navy Pier. In 1965, the University of Illinois at Chicago Circle was opened. In 1982, the campuses were consolidated under a single chancellor as the University of Illinois at Chicago. In total, the Campus has about 100 buildings on 217 acres of land with roughly 11 million square feet of space, having a replacement value of approximately \$2.24 billion.

B. URBAN RENEWAL - SLUM AND BLIGHTED AREA

On August 11, 1966, the Roosevelt-Halsted Area was formally designated a slum and blighted area by the Department of Urban Renewal pursuant to the Illinois Urban Renewal Consolidation Act of 1961. The designation was based on findings published in the *Report to the Department of Urban Renewal on the Designation of Slum & Blighted Area, Redevelopment Project Roosevelt-Halsted, July 1966* ("Urban Renewal Plan"). The Roosevelt-Halsted Area is

bounded by Roosevelt Road on the north, the right-of-way of the Baltimore & Ohio Chicago Terminal Railroad and the Chicago and Northwestern Railway on the south, the Dan Ryan Expressway on the east and South Blue Island Avenue on the west (see Redevelopment Plan Map 2). All the Redevelopment Project Area except for the area between the former B & O Railroad right-of-way and the north line Burlington Northern rail line is located within the Roosevelt-Halsted Slum & Blighted area. The object of the Urban Renewal Plan was to remove structurally substandard buildings to provide land for redevelopment in residential and related uses, retail and service commercial, and light industrial uses, and expansion of UIC. Amendment No. 4 to the Urban Renewal Plan changed the land use for three areas of the Project allowed UIC to expand further its campus to the southern boundary of the Urban Renewal Area.

C. ZONING CHARACTERISTICS

At the present time, the existing land uses include commercial and institutional uses. Permitted zoning uses include commercial, industrial and residential for the Redevelopment Project Area. The area south of Maxwell Street and west of Halsted Street is zoned Institutional Planned Development No. 549. This Institutional Planned Development is the University of Illinois at Chicago. The existing commercial uses are zoned B3-3, B3-4, and B3-5 and are located primarily on the west and west sides of Halsted Street and along Roosevelt Road. There are three areas east on Halsted Street that are zoned Manufacturing Districts, M1-3 and M1-4. The area of 14th Street, the B & O Rail Line, Union Avenue and Halsted Street is zoned M2-3.

D. TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

An analysis of conditions within this area indicates that it is appropriate for designation as a Redevelopment Project Area under the Act. The Redevelopment Project Area is characterized by conditions which warrant its designation as an improved "Blighted Area" within the definitions set forth in the Act.

The Act provides a means for municipalities, after the approval of a "Redevelopment Plan and Project," to redevelop blighted and conservation areas by pledging the increase in tax revenues generated by public and private redevelopment. This increase in tax revenues is used to pay for upfront costs that are required to stimulate private investment in new redevelopment and rehabilitation, or to reimburse private developers for eligible costs incurred in connection with any redevelopment. Municipalities may issue obligations to be repaid from the stream of real property tax increment revenues that are generated within the tax increment financing district.

The property tax increment revenue is calculated by determining the difference between the initial equalized assessed value ("EAV") or the Certified Base EAV for all taxable real estate located within the Redevelopment Project Area and the current year EAV. The EAV is the

assessed value of the property multiplied by the state multiplier. Any increase in EAV is then multiplied by the current tax rate, which determines the incremental real property tax.

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

This Plan also specifically describes the Redevelopment Project Area. This area meets the eligibility requirements of the Act (see Exhibit 4 - *Roosevelt-Union Tax Increment Finance Program - Eligibility Study*). After approval of the Plan, the City Council may then formally designate the Redevelopment Project Area.

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

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

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

Regardless of when the Redevelopment Plan and Project is adopted, it will include land uses that have already been approved by the Chicago Plan Commission.

There has been no major private investment in the Redevelopment Project Area for at least the last five years. The adoption of the Plan will make possible the implementation of a logical program to stimulate redevelopment in the Redevelopment Project Area, an area which cannot reasonably be anticipated to be developed without the adoption of this Plan. Public investments will create the appropriate environment to attract the level of private investment required for rebuilding the Redevelopment Project Area.

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

II. REDEVELOPMENT PROJECT AREA AND LEGAL DESCRIPTION

The Redevelopment Project Area is located on the near southwest side of the City, approximately two miles south and west of the central business district. The Redevelopment Project Area comprises approximately 58 acres and includes 20 (full and partial) blocks. The Redevelopment Project Area is generally bounded on the north by Roosevelt Road, on the south by the Burlington Northern Rail line, on the east by Union Avenue and on the west by Morgan Street. The boundaries of the Redevelopment Project Area are shown on Redevelopment Plan Map 1, Boundary Redevelopment Plan Map, and the existing land uses are identified on Redevelopment Plan Map 3. The Redevelopment Project Area includes only those contiguous parcels of real property that are expected to be substantially benefited by the Plan.

The legal description of the Redevelopment Project Area is attached to this plan as Exhibit 1 - Legal Description.

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

Comprehensive goals and objectives are included in this Plan to guide the decisions and activities that will be undertaken to facilitate the redevelopment of the Redevelopment Project Area. Many of them can be achieved through the effective use of local, state and federal mechanisms.

These goals and objectives generally reflect existing City policies affecting all or portions of the Redevelopment Project Area as identified in the following plans and regulations:

- *University of Illinois Master Plan, 1977, as amended*
- *Report to the Department of Urban Renewal on the Designation of Slum and Blighted Area Redevelopment Project Roosevelt-Halsted, 1966*
- *Roosevelt Halsted Redevelopment Plan, June 1967*
- *Roosevelt Halsted Proposals for Renewal, August 1966*
- *Amendment No. 4 to Roosevelt-Halsted Redevelopment Plan, November 1993*
- *1996 Chicago Zoning Ordinance*

Certain goals and objectives of these plans and regulations are incorporated in the list below.

A. GENERAL GOALS

In order to redevelop the Redevelopment Project Area in a planned manner, the establishment of goals is necessary. The following goals are meant to guide the development and/or the review of all future projects that will be undertaken in the Redevelopment Project Area.

- Improve the quality of life in Chicago by enhancing the local tax base through the improvement of the Redevelopment Project Area's economic vitality.
- Encourage sound community and economic development in the Redevelopment Project Area.
- Create an environment within the Redevelopment Project Area that will contribute to the health, safety and general welfare of the City, and preserve or enhance the value of properties in the area.

- Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing home ownership, real estate values and the local tax base.
- Create a suitable location for residential and commercial development that may bring new dollars into the community from surrounding locations.
- Encourage the participation of minorities and women in the redevelopment of the Redevelopment Project Area.
- Enhance the Redevelopment Project Area's tax base.
- Create and preserve job opportunities in the Redevelopment Project Area.
- Employ residents within and surrounding the Redevelopment Project Area in jobs in the Redevelopment Project Area and in adjacent redevelopment project areas.
- Create an environment for new educational and other institutional facilities to serve the surrounding community.
- Advance the interest of UIC including residential and commercial facilities, which provide services needed by the UIC community.
- Create residential development that will provide living opportunity for people employed at the nearby institutions.
- Provide open space.

B. REDEVELOPMENT OBJECTIVES

To achieve the general goals of this Plan, the following redevelopment objectives have been established.

- Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Blighted Area.
- Encourage private investment, through incentives, in new commercial and residential development.
- Facilitate the development of vacant land, and the redevelopment of underutilized properties for/residential/institutional/commercial uses.
- Provide public infrastructure improvements necessary to the successful creation of this new mixed-use development.

- Establish job-training and job-readiness programs to provide residents within and surrounding the Redevelopment Project Area with the skills necessary to secure jobs and secure commitments from employers in the Redevelopment Project Area.
- Secure commitments from employers in the Redevelopment Project Area and adjacent areas to interview graduates of the Redevelopment Project Area's job readiness and job training programs.

DESIGN OBJECTIVES

Although overall goals and redevelopment objectives are important in the process of redeveloping such a mixed-use area, the inclusion of design guidelines is necessary to ensure that redevelopment activities result in an attractive new neighborhood environment. The following design objectives give a generalized and directive approach to the development of specific redevelopment projects.

- Encourage coordinated development of parcels and structures to achieve attractive and efficient building design, unified off-street parking and appropriate access to nearby arterial streets.
- Achieve development integrated functionally and aesthetically with adjacent and nearby existing development.
- Ensure a safe and functional traffic circulation pattern, adequate ingress and egress, and capacity in the Redevelopment Project Area.
- Encourage high standards of building and streetscape design to ensure the high quality appearance of buildings, rights-of-way and open spaces.
- Ensure that necessary security, screening, and buffering devices are attractively designed and are compatible with the overall design of the Redevelopment Project Area.
- Encourage a variety of streetscape amenities which include such items as sidewalk planters, flower boxes, plazas, variety of tree species and wrought-iron fences where appropriate.

IV. BLIGHTED AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA

The Act states that a "Blighted Area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of five or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning, is detrimental to the public safety, health, morals or welfare. All factors must indicate that the area on the whole has not been subject to growth and development through investments by private enterprise, and will not be developed without action by the City.

Based upon surveys, site inspections, research and analysis by Louik/Schneider & Associates, Inc., the Redevelopment Project Area qualifies as an improved Blighted Area as defined by the Act. A separate report, entitled "City of Chicago Roosevelt-Union Tax Increment Finance Program Eligibility Study" dated October 1998 ("Eligibility Report"), is attached as Exhibit 4 to this Plan and describes in detail the surveys and analyses undertaken and the basis for the finding that the Redevelopment Project Area qualifies as an improved Blighted Area.

The Redevelopment Project Area is characterized by the presence of nine (9) blighted area eligibility factors as listed in the Act. Summarized below are the findings of the Eligibility Report.

A. SUMMARY OF ELIGIBILITY FACTORS

The Redevelopment Project Area (also referred to as the "Study Area" in the Eligibility Study) consists of 20 (full and partial) blocks and 317 parcels. There are 73 buildings in the Redevelopment Project Area.

The Redevelopment Project Area qualified in two (2) ways. The southern 93 of the 317 parcels is defined as the "vacant portion of the Redevelopment Project Area" and qualify as a vacant Blighted Area. The remaining 224 parcels in the Redevelopment Project Area is defined as the "improved portion of the Redevelopment Project Area" and is qualified as an improved Blighted Area.

The Redevelopment Project Area is made up of 20 blocks. Four of the 20 blocks are completely vacant and qualify as part of the vacant blighted area. Eleven of the 20 blocks are qualified as the improved blighted area. The remaining five blocks have one building on each block. The five parcels qualify as part of the improved blighted area. The remainder of parcels on the five

blocks are vacant and qualify as part of the vacant blighted area (see Eligibility Study Map 3 - A of Exhibit 4 - Eligibility Study).

All of the vacant portions of the Redevelopment Project Area exhibit one or more of the criteria listed below which would allow for a finding of a vacant Blighted Area as defined in the Act. Specifically:

- 1. THE AREA IMMEDIATELY PRIOR TO BECOMING VACANT QUALIFIED AS A BLIGHTED IMPROVED AREA**
- 2. THE AREA CONSISTS OF UNUSED RAIL YARDS, RAIL TRACKS OR RAILROAD RIGHTS-OF-WAY**
- 3. A COMBINATION OF 2 OR MORE OF THE FOLLOWING FACTORS: OBSOLETE PLATTING OF THE VACANT LAND; DIVERSITY OF OWNERSHIP OF SUCH LAND; TAX AND SPECIAL ASSESSMENT DELINQUENCIES ON SUCH LAND; FLOODING ON ALL OR PART OF SUCH VACANT LAND; DETERIORATION OF STRUCTURES OR SITE IMPROVEMENTS IN NEIGHBORING AREAS ADJACENT TO THE VACANT LAND.**
 - a. OBSOLETE PLATTING OF VACANT LAND**
 - b . DIVERSITY OF OWNERSHIP OF VACANT LAND**
 - c. DETERIORATION OF STRUCTURES OR SITE IMPROVEMENTS IN NEIGHBORING AREAS ADJACENT TO THE VACANT LAND**
- 4. THE AREA CONSISTS OF AN UNUSED DISPOSAL SITE, CONTAINING EARTH, STONE, BUILDING DEBRIS OR SIMILAR MATERIAL, WHICH WAS REMOVED FROM CONSTRUCTION, DEMOLITION, EXCAVATION OR DREDGE SITES.**

Throughout the Redevelopment Project Area six of the 14 blighted area eligibility criteria, are present to a major extent and three are present to a minor extent. The nine blighting factors that have been identified in the Redevelopment Project Area are as follows:

MAJOR EXTENT

- **AGE**
- **DILAPIDATION**
- **DETERIORATION**
- **EXCESSIVE VACANCIES**
- **EXCESSIVE LAND COVERAGE**
- **DEPRECIATION OF PHYSICAL MAINTENANCE**

MINOR EXTENT

- **OBSOLESCENCE**
- **STRUCTURES BELOW MINIMUM CODE**
- **DELETERIOUS LAND USE OR LAYOUT**

The eligibility findings are as follows:

1. AGE

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures which are at least 35 years old. In the Redevelopment Project Area, age is **present to a major extent** in 67 of the 73 (91.7%) buildings and in 13 of the 16 (81.3%) blocks in the Redevelopment Project Area.

2. DILAPIDATION

Dilapidation refers to an advanced state of disrepair of buildings and improvements. In the Redevelopment Project Area, dilapidation is **present to a major extent** in the Redevelopment Project Area. Dilapidation is present in 62 of the 73 (84.9%) buildings and 12 of the 16 (75%) blocks which are severely damaged and/or neglected, are structurally substandard and may require demolition.

3. OBSOLESCENCE

Obsolescence, both functional and economic, includes vacant and dilapidated structures and industrial buildings that are difficult to reuse by today's standards. In the Redevelopment Project Area, obsolescence is **present to a minor extent** in 69 of the 73 (94.5%) buildings, 88 of the 224 (39.2%) parcels and 13 of the 16 (68.8%) blocks.

4. DETERIORATION

Deterioration is present in structures with physical deficiencies or site improvements requiring major treatment or repair. In the Redevelopment Project Area, deterioration is **present to a major extent** in all of the 73 (100%) buildings, in 89 of the 224 (39.7%) parcels and in 14 of the 16 (87.5%) blocks.

5. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Structures below minimum code standards are **present to a minor extent**. Structures below minimum code standards have been identified in 10 of the 73 (13.6%) buildings and in 6 blocks of 16 (37.5%) in the Redevelopment Project Area.

6. EXCESSIVE VACANCIES

Excessive vacancy refers to buildings or sites, a large portion of which are unoccupied or underutilized and which exert an adverse influence on the area because of the frequency, duration or extent of vacancy. In the Redevelopment Project Area, excessive vacancies are **present to a major extent** and were found in 44 of the 73 (60.2%) buildings and 9 of the 16 (56.3%) blocks.

7. EXCESSIVE LAND COVERAGE

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. In the Redevelopment Project Area, excessive land coverage is **present to a major extent** and was found in 56 of the 73 (76.7%) buildings and in 9 of the 16 (56.3%) blocks.

8. DELETERIOUS LAND USE OR LAYOUT

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable. In the Redevelopment Project Area, deleterious land use and layout is **present to a minor extent** and was found in 68 of the 224 (30.3%) parcels, and in 9 of the 16 (56.3%) blocks.

9. DEPRECIATION OF PHYSICAL MAINTENANCE

Depreciation of physical maintenance refers to the effects of deferred maintenance and the lack of maintenance of buildings, parking areas and public improvements, including alleys, walks, streets and utility structures. In the Redevelopment Project Area, depreciation of physical maintenance is **present to a major extent** and was found in 63 of the 73 (86.3%) buildings, 133 of the 224 (59.3%) parcels and in 14 of the 16 (87.5%) blocks.

B. ELIGIBILITY FINDINGS CONCLUSION

The conclusion of Louik/Schneider & Associates, Inc. is that the number, degree and distribution of factors as documented in this report warrant the designation of the Redevelopment Project Area as a vacant Blighted Area and an improved Blighted Area as set forth in the Act. Specifically:

- Of the seven blighting factors set forth in the Act for vacant land of which one is required for a finding of blight, four are present in the vacant portion of the Redevelopment Project Area.
- Of the 14 blighting factors set forth in the Act for improved land, of which five are required for a finding of blight, nine are present, six to a major extent and three to a minor extent.
- The Blighted Area factors that are present are reasonably distributed throughout the Area. There are two blocks comprised of the University of Illinois parking lot which exhibit none of the eligibility criteria but which will be substantially benefitted by the Redevelopment Project

The eligibility findings indicate that the Redevelopment Project Area contains factors which qualify it as a Blighted Area in need of revitalization and that designation as a redevelopment project area will contribute to the long-term well being of the City. The distribution of Blighted Area eligibility factors throughout the Redevelopment Project Area must be reasonable so that a basically good area is not arbitrarily found to be a Blighted Area simply because of proximity to an area with Blighted Area eligibility factors.

Additional research indicates that the Redevelopment Project Area on the whole has not been subject to growth and development as a result of investments by private enterprise, and will not be developed without action by the City. Specifically:

- Exhibit 2 - Building Permit Requests contains a summary of the building permit requests for new construction and major renovation submitted to the City of Chicago. There were no building permit requests for new construction and renovation for the Redevelopment Project Area from 1993-1997.
- Additionally, there were 13 demolition permits issued for the Redevelopment Project Area from 1993 - 1997.
- The Redevelopment Project Area is primarily comprised of commercial uses. The EAV for all property in the City increased from \$ 27,964,127,826 in 1992 to \$33,349,557,227 in 1997, a total of 19.3% or 3.9% per year. Over the last five years, from 1992 to 1997, the Redevelopment Project Area has experienced an overall EAV *decrease* of 23.08% from \$5,159,366 in 1992 to \$3,968,563 in 1997, an average *decrease* of 4.62% per year.

The analysis above was based upon data assembled by Louik/Schneider & Associates, Inc.

Based upon the findings of the Eligibility Study for the Redevelopment Project Area, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Plan.

V. ROOSEVELT-UNION REDEVELOPMENT PROJECT

A. GENERAL LAND USE PLAN

The Land Use Plan, Redevelopment Plan Map 4, identifies the uses that will be in effect upon adoption of this Plan. The major land use categories for the Redevelopment Project Area currently include commercial with residential and institutional uses.

This Plan and the proposed land uses described herein will be approved by the Chicago Plan Commission prior to its adoption by the City Council. The proposed land uses and a discussion of the rationale supporting its determination are as follows:

MIXED USE COMMERCIAL/RESIDENTIAL/INSTITUTIONAL

The proposed land uses for the Redevelopment Project Area are commercial, residential and institutional. The concept for this mixed-use designation allows for development of commercial/retail, single-family and multi-family housing, along with development for institutional purposes (UIC facilities and open space). Redevelopment of this property for the commercial/residential/institutional uses is not only compatible with the surrounding land use patterns and history of the neighborhood, but allows for the expansion of those land uses surrounding the Redevelopment Project Area.

INSTITUTIONAL

The northern portion of the Redevelopment Project Area between Roosevelt and Liberty Street and Union Avenue and Newberry Avenue is intended to provide space for UIC educational facilities, student living facilities and parking structures. This area will also include commercial development related not only to these institutional uses but also to the surrounding community.

RESIDENTIAL

The southern portion of the Redevelopment Project Area between Liberty / 14th Street and the southern boundary of the Redevelopment Project Area and Union Avenue and Morgan Street is proposed for private residential uses, additional parking facilities and limited institutional uses for UIC.

The City requires that developers who receive TIF assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, but at the discretion of the City, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

B. REDEVELOPMENT PROJECT

The purpose of this Plan is to create a planning and programming mechanism that also provides the financial vehicle to allow for the redevelopment of properties within the Redevelopment Project Area. The Plan contains specific redevelopment objectives addressing both private actions and public improvements which are to assist in the overall redevelopment of the Redevelopment Project Area. Implementation of the Plan will be undertaken on a phased basis and will help to eliminate those existing conditions which make the Redevelopment Project Area susceptible to blight.

The Plan includes three components to assist in creating the needed synergy for redevelopment of the Redevelopment Project Area. The commercial component of the plan allows for a retail center. The residential component allows for the construction of mixed-income housing units. The institutional component allows for the construction of UIC facilities and open space. Additionally, the Plan proposes construction of appropriate access, public improvements such as utilities and sidewalk and an internal street system.

The Plan for the Roosevelt-Union Redevelopment Project Area incorporates the use of tax increment funds to stimulate and stabilize not only the Redevelopment Project Area but also the properties in the surrounding area through the planning and programming of public and private improvements. The underlying Plan strategy is to use tax increment financing, as well as other funding sources to reinforce and encourage further private investment. The City may enter into redevelopment agreements which will generally provide for the City to provide funding for activities permitted by the Act. The funds for these improvements will come from the incremental increase in tax revenues generated from the Redevelopment Project Area, or the City's issuance of bonds to be repaid from the incremental increase. A developer or user will undertake the responsibility for the required site improvements, and will further be required to build any agreed to improvements required for the project. Under a redevelopment agreement, the developer may also be reimbursed (to the extent permitted by the Act) for all or a portion of the costs of required site improvements from incremental tax revenues.

The Redevelopment Project will eliminate blighting conditions within the Redevelopment Project Area. Additionally, the Redevelopment Project will allow the City to attract a variety of uses in support of UIC including: for-sale housing for faculty, staff and the community, campus oriented retail district, ample parking, and development of academic facilities to promote the advancement of UIC as a leading urban university. It is also anticipated that the commercial component of the Plan will give City residents and students a place to shop and as a result bring increased sales tax dollars to the City.

C. ESTIMATED REDEVELOPMENT PROJECT ACTIVITIES AND COSTS

The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including but not limited to tax increment financing, and by undertaking certain activities and incurring certain costs. Such activities may include some or all of the following:

1. **ANALYSIS, ADMINISTRATION, STUDIES, LEGAL, ET AL.** Funds may be used by the City to provide for activities including the long-term management of the Redevelopment Project as well as the costs of establishing the program and designing its components. Funds may be used by the City to provide for costs of studies, surveys, development of plan, and specifications, implementation and administration of the plan, including but not limited to staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, environmental or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected.
2. **ASSEMBLAGE OF SITES.** To achieve the renewal of the Redevelopment Project Area, the City is authorized to acquire property, clear the property of any and all improvements, engage in other site preparation activities and either (a) sell, lease or convey such property for private redevelopment or (b) sell, lease or dedicate such property for construction of public improvements or facilities. Land assemblage by the City may be by purchase, exchange, donation, lease or eminent domain. The City may pay for a private developer's cost of acquiring land and other property, real or personal, or rights or interests therein, demolition of buildings, environmental remediation, and the clearing and grading of land including the demolition and environmental remediation of vacant railroad facilities. Acquisition of land for public rights-of-way may also be necessary for the portions of said rights-of-way that the City does not own.

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

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City.

3. **REHABILITATION COSTS.** The costs for rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures including, but not limited to, provision of facade improvements for the purpose of improving the facades of privately held properties may be funded.

4. **PROVISION OF PUBLIC IMPROVEMENTS AND FACILITIES.** Adequate public improvements and facilities may be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:
 - a. Provision for streets, public rights-of-ways and public transit facilities
 - b. Provision of utilities necessary to serve the redevelopment
 - c. Public landscaping
 - d. Public landscape/buffer improvements, street lighting and general beautification improvements
 - e. Public parking facilities
 - f. Public schools
 - g. Public open space
5. **JOB TRAINING AND RELATED EDUCATIONAL PROGRAMS.** Funds may be used by the City for programs to be created for Chicago residents so that they may take advantage of the employment opportunities in the Redevelopment Project Area.
6. **FINANCING COSTS.** Financing costs may be funded, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated 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. **CAPITAL COSTS.** 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 Project, to the extent the City by written agreement accepts and approves such costs, may be funded.
8. **PROVISION FOR RELOCATION COSTS.** Funds may be used by the City or made available for the relocation expenses of public facilities and for private property owners and tenants of properties relocated or acquired by the City or a developer for redevelopment purposes.
9. **PAYMENT IN LIEU OF TAXES.**
10. **COSTS OF JOB TRAINING.** Funds may be provided for costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs a) 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 companies located in a redevelopment project area; and b) when incurred by a taxing district or

taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act (as defined in the Act) and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code (as defined in the Act).

11. **INTEREST COSTS.** Funds may be provided to developers or redevelopers for a portion of interest costs incurred in the construction of a redevelopment project. Interest costs incurred by a developer or redeveloper related to the construction, renovation or rehabilitation of a redevelopment project may be funded 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 year may not exceed 30 percent of the annual interest costs incurred by the developer or the redeveloper with regard to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (1 then the amounts due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total of costs paid or incurred by the developer or redeveloper for the redevelopment project plus 2) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act.

12. **NEW CONSTRUCTION COSTS.** Incremental property tax revenues **may not** be used by the City for the construction of new privately-owned buildings.

13. **REDEVELOPMENT AGREEMENTS.** The City may enter into redevelopment agreements with private developers or redevelopers, which may include but not be limited to, terms of sale, lease or conveyance of land, requirements for site improvements, public improvements, job training and interest subsidies. In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements.

The City requires that developers who receive TIF assistance for market rate housing set aside at a minimum, 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that the affordable for-sale units

should be priced at a level that they may be purchased by persons earning no more than 120 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the median income.

To undertake these activities, redevelopment project costs will be incurred. "Redevelopment project costs" (hereafter defined as the "Redevelopment Project Costs") mean the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Plan pursuant to the Act.

The estimated Redevelopment Project Costs are shown in Table 1. The total Redevelopment Project Costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Plan. The Redevelopment Project Costs represent estimated amounts and do not represent actual City commitments or expenditures.

Table 1 - (Estimated Redevelopment Project Costs) represents those eligible project costs pursuant to the Act. These upper limit expenditures are potential costs to be expended over the maximum 23-year life of the Redevelopment Project Area. These funds are subject to the amount of projects and incremental tax revenues generated and the City's willingness to fund proposed projects on a project by project basis.

TABLE 1 - ESTIMATED REDEVELOPMENT PROJECT COSTS

<u>Program Action/ Improvements</u>	<u>Estimated Costs</u>
Assemblage of Sites	\$ 34,000,000
Capital Costs	\$ 5,000,000
Interest Costs	\$ 2,500,000
Job Training	\$ 1,250,000
Planning, Legal, Professional, Administration	\$ 750,000
Public Improvements	\$ 45,000,000 (1)
Rehabilitation of Structures	\$ 4,000,000
Site Preparation/Environmental/Remediation/Demolition	\$ 10,000,000
Relocation Costs	\$ 500,000
TOTAL REDEVELOPMENT PROJECT COSTS*	\$103,000,000(2)

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

(1) This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the Redevelopment Project Area, as permitted by the Act. The City may utilize an amount not to exceed five percent of the net incremental revenues received from the Redevelopment Project Area to pay capital costs of taxing districts resulting from the Roosevelt/Racine Area redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Roosevelt/Racine Area Redevelopment Plan and Project, pursuant to a written agreement by the City accepting and approving such costs.

(2) All costs are 1998 dollars. 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 Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

D. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Funds necessary to pay for Redevelopment Project Costs are to be derived principally from tax increment revenues, proceeds of municipal obligations which are secured principally by tax increment revenues created under the Act. There may be other sources of funds that the City may elect to use to pay for Redevelopment Project Costs or other obligations issued to pay for such costs. These sources include, but are not limited to, state and federal grants, developer contributions and land disposition proceeds generated from the Redevelopment Project Area.

The tax increment revenue that may be used to secure municipal obligations or pay for eligible Redevelopment Project Costs shall be the incremental real property tax revenue. Incremental real property tax revenue is attributable to the increase in the current EAV of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the certified EAV base of each such property in the Redevelopment Project Area. Without the adoption of the Plan and the use of such tax incremental revenues, the Redevelopment Project Area would not reasonably be anticipated to be developed.

The Redevelopment Project Area is contiguous to the Roosevelt/Racine Tax Increment Redevelopment Project Area (the "Roosevelt/Racine Area"). If the City finds that the goals, objectives and financial success of the Roosevelt/Racine Area is interdependent with those of the Redevelopment Project Area, the City may determine that it is in the best interests of the City in furtherance of the purposes of the Redevelopment Plan that net revenues of the Redevelopment Project Area be made available to support the Roosevelt/Racine Area. The City therefore proposes to utilize an amount not to exceed five percent of the net incremental revenues received from the Redevelopment Project Area to pay eligible redevelopment project costs. The amount of revenue from the Redevelopment Project Area made available to support the Roosevelt/Racine Area as described above, when added to all amounts used to pay eligible redevelopment project costs within the Redevelopment Project Area, shall not exceed the total redevelopment project costs described in Table 1.

E. ISSUANCE OF OBLIGATIONS

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

All obligations issued by the City pursuant to this Plan and the Act shall be retired within 23 years (by the year 2021) from the adoption of the ordinance approving the Redevelopment

Project Area. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. The amounts payable in any year as principal and interest on all obligations issued by the City pursuant to the Plan and the Act shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or other sources of funds (including ad valorem taxes) as may be provided by ordinance. Obligations may be of a parity or senior/junior lien natures. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

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

F. MOST RECENT EQUALIZED ASSESSED VALUATION OF PROPERTIES IN THE REDEVELOPMENT PROJECT AREA

The total 1997 EAV for the entire Redevelopment Project Area is \$3,968,563. After verification by the County Clerk of Cook County, this amount will serve as the Certified Base EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by the County. The 1997 EAV of the Redevelopment Project Area is summarized by permanent index number (PIN) in Table 2 - 1997 EAV of this Plan.

G. ANTICIPATED EQUALIZED ASSESSED VALUATION

By the year 2008 when it is estimated that the Redevelopment Project, based on currently known information, will be completed and fully assessed, the estimated EAV of real property within the Redevelopment Project Area is estimated at between \$48,000,000 and \$55,000,000. These estimates are based on several key assumptions, including: 1) all currently projected development will be completed by 2008; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Project; 3) the most recent State Multiplier of 2.1489 as applied to 1997 assessed values will remain unchanged; 4) for the duration of the project, the tax rate for the entire Redevelopment Project Area is assumed to be the same and will remain unchanged from the 1997 level; and 5) growth from reassessments of existing properties in the Redevelopment Project Area will be at a rate of 2.5% per year with a reassessment every three years. Although development in the Redevelopment Project Area may occur after 2008, it is not possible to estimate with accuracy the effect of such future development on the EAV for the Redevelopment Project Area. In addition, as described in Section N of the Plan, "Phasing and Scheduling of Redevelopment", public improvements

may be necessary in furtherance of the Plan throughout the 23 year period that the Plan is in effect.

H. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in Section IV - Blighted Area Conditions Section of the Redevelopment Plan, the Redevelopment Project Area as a whole is adversely impacted by the presence of numerous factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise. The lack of private investment is evidenced by continued existence of the factors referenced above and the lack of new development projects initiated or completed within the Redevelopment Project Area.

The lack of growth and investment by the private sector is supported by the trend in the EAV of all the property in the Redevelopment Project Area. The EAV for all property in the City increased from \$27,964,127,826 in 1992 to \$33,349,557,227 in 1997, a total of 19.3% or an average of 3.9% per year. Over the last five years, from 1992 to 1997, the Redevelopment Project Area has experienced an overall decrease of 23.08%, from \$5,159,366 in 1992 to \$3,968,563 in 1997, an average decrease of 4.62% per year.

A summary of the building permit requests for new construction and major renovation from the City is found in Exhibit 2 - Building Permit Requests. *From 1993 - October 1997, no building permit requests for new construction and renovation for the Redevelopment Project Area were issued. A total of 13 demolition permits totaling \$19,900 were issued for this time period.*

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

I. FINANCIAL IMPACT OF THE REDEVELOPMENT PROJECT

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

Subsections A, B, & C of Section V of this Plan describe the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged with various

developments taking place over a period of years. If the Redevelopment Project is successful, various new private projects will be undertaken that will assist in alleviating the blighting conditions which caused the Redevelopment Project Area to qualify as a Blighted Area under the Act, creating new jobs and promoting development in the Redevelopment Project Area.

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

J. DEMAND ON TAXING DISTRICT SERVICES

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

In addition to the major taxing districts summarized above, the City of Chicago Library Fund has taxing jurisdiction over part or all of the Project Area. The City of Chicago Library Fund, (formerly a separate taxing district from the City) no longer extends taxing levies but continues to exist for the purpose of receiving delinquent taxes.

Finally, the proposed residential development will be adding school-age children to the Redevelopment Project Area. John M. Smyth Public School (Smyth) at 1059 West 13th Street is the closest elementary school serving the Redevelopment Project Area (see Redevelopment Plan Map 5). The school is approximately one block west from the Redevelopment Project Area yet could not be included due to the condition of the parcels between it (i.e., non-eligible). Between Smyth and the Redevelopment Project Area is the recently constructed UIC athletic fields and the Barbara Jean Wright Courts Apartment Complex. Smyth, originally designed to accommodate 1715 students is currently operating at 37.3% occupancy. Optimum occupancy levels preferred by the Chicago Board of Education are 80%. Therefore Smyth Elementary could absorb an additional 700 students

and still be at an acceptable occupancy level for the Chicago Board of Education. There next three closest schools are not operating at optimum capacity Riis Elementary at 1018 South Lytle (58.7%), Medill Primary at 1301 West 14th Street (41%) and Medill Intermediate at 1326 West 14th Street (16.3%). Therefore, the impact of the new residential development on the Chicago Board of Education is expected to be minimal.

Accordingly, the City intends to monitor development in the Redevelopment Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs for schools and open lands are addressed in connection with any particular residential development. Proposed residential development could also require some additional police and fire protection. However, since these residential structures will be built to the City's latest and most current building codes and standards, it would be anticipated that these new structures would have a minimum of fire service calls.

Non-residential development, such as the proposed commercial uses, should not cause increased demand for services or capital improvements on any of the taxing districts named above except for the Metropolitan Water Reclamation District of Greater Chicago and the City. Replacement of vacant and underutilized land with active and more intensive uses will result in additional demands on services and facilities provided by the Metropolitan Water Reclamation District of Greater Chicago. However, it is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Redevelopment Project Area can be adequately handled by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District. Any additional cost to the City of Chicago for police, fire protection and sanitation services should be minimal since commercial and other mixed-use developments will privately pay for the majority of the costs of these services (i.e., sanitation services).

K. PROGRAM TO ADDRESS FINANCIAL AND SERVICE IMPACTS

As described in detail in prior sections of this Plan, the complete scale and amount of development in the Redevelopment Project Area cannot be predicted with complete certainty and the demand for services provided by the affected taxing districts cannot be quantified. As a result, the City has not developed, at present, a specific plan to address the impact of the Redevelopment Project on taxing districts.

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

L. PROVISION FOR AMENDING ACTION PLAN

The Roosevelt-Union Redevelopment Project Area Tax Increment Finance Program Redevelopment Project may be amended pursuant to the provisions of the Act.

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

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

1. The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Project, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.
2. Redevelopers must meet City's standards for participation of 25% Minority Business Enterprise and 5% Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in Redevelopment Agreements.
3. This commitment to affirmative action and non discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers must meet City standards for the prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

N. PHASING AND SCHEDULING OF REDEVELOPMENT

A phased implementation strategy will be used to achieve a timely and orderly redevelopment of the Redevelopment Project Area. It is expected that over the 23 years that this Plan is in effect for the Redevelopment Project Area, numerous public/private improvements and developments can be expected to take place. The specific time frame and financial investment will be staged in a timely manner. Development within the Redevelopment Project Area intended to be used for housing and commercial purposes will be staged consistently with the funding and construction of infrastructure improvements, and private sector interest in new industrial facilities. City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with expenditures in redevelopment by private developers. The estimated completion date of the Redevelopment Project shall be no later than 23 years from the adoption of the ordinance by the City Council approving the Redevelopment Project Area.

APPENDIX

TABLE 1 - ESTIMATED REDEVELOPMENT PROJECT COSTS

<u>Program Action/ Improvements</u>	<u>Estimated Costs</u>
Assemblage of Sites	\$ 34,000,000
Capital Costs	\$ 5,000,000
Interest Costs	\$ 2,500,000
Job Training	\$ 1,250,000
Planning, Legal, Professional, Administration	\$ 750,000
Public Improvements	\$ 45,000,000 (1)
Rehabilitation of Structures	\$ 4,000,000
Site Preparation/Environmental/Remediation/Demolition	\$ 10,000,000
Relocation Costs	\$ 500,000
TOTAL REDEVELOPMENT PROJECT COSTS*	\$103,000,000(2)

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

(1) This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the Redevelopment Project Area, as permitted by the Act. The City may utilize an amount not to exceed five percent of the net incremental revenues received from the Redevelopment Project Area to pay capital costs of taxing districts resulting from the Roosevelt/Racine Area redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Roosevelt/Racine Area Redevelopment Plan and Project, pursuant to a written agreement by the City accepting and approving such costs.

(2) All costs are 1998 dollars. 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 Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

TABLE 2 - 1997 EQUALIZED ASSESSED VALUATION

	PERMANENT INDEX NUMBER	EAV
1	17 20 206 001	\$127,219
2	17 20 206 002	Exempt
3	17 20 206 003	Exempt
4	17 20 206 004	Exempt
5	17 20 206 005	Exempt
6	17 20 206 006	Exempt
7	17 20 206 007	Exempt
8	17 20 206 011	Exempt
9	17 20 206 017	Exempt
10	17 20 206 018	Exempt
11	17 20 206 019	Exempt
12	17 20 206 020	Exempt
13	17 20 206 021	Exempt
14	17 20 206 022	Exempt
15	17 20 206 023	Exempt
16	17 20 206 024	Exempt
17	17 20 206 025	Exempt
18	17 20 206 026	Exempt
19	17 20 206 027	Exempt
20	17 20 206 028	\$57,354
21	17 20 206 029	\$70,589
22	17 20 206 030	\$70,589
23	17 20 206 031	Exempt
24	17 20 206 032	\$35,104
25	17 20 206 033	\$79,546
26	17 20 206 034	Exempt
27	17 20 206 035	\$131,429
28	17 20 206 036	\$73,293
29	17 20 206 037	\$40,453
30	17 20 206 038	\$36,753
31	17 20 206 039	\$57,419
32	17 20 206 040	\$64,252
33	17 20 206 041	\$242,226
34	17 20 206 042	\$81,660
35	17 20 206 043	\$27,059
36	17 20 206 044	Exempt
37	17 20 206 045	\$59,739
38	17 20 206 046	\$61,957

	PERMANENT INDEX NUMBER	EAV
39	17 20 206 047	\$65,142
40	17 20 206 048	\$59,520
41	17 20 206 049	Exempt
42	17 20 206 050	Exempt
43	17 20 206 051	Exempt
44	17 20 206 053	Exempt
45	17 20 218 001	Exempt
46	17 20 218 002	Exempt
47	17 20 218 003	Exempt
48	17 20 218 004	Exempt
49	17 20 218 005	Exempt
50	17 20 218 006	Exempt
51	17 20 218 007	Exempt
52	17 20 218 008	Exempt
53	17 20 218 009	Exempt
54	17 20 218 010	Exempt
55	17 20 218 011	Exempt
56	17 20 218 012	Exempt
57	17 20 218 013	Exempt
58	17 20 218 014	Exempt
59	17 20 218 015	Exempt
60	17 20 218 016	Exempt
61	17 20 218 017	Exempt
62	17 20 218 018	Exempt
63	17 20 218 019	Exempt
64	17 20 218 020	Exempt
65	17 20 218 021	Exempt
66	17 20 218 022	Exempt
67	17 20 218 023	Exempt
68	17 20 218 024	Exempt
69	17 20 218 025	Exempt
70	17 20 218 026	Exempt
71	17 20 218 027	Exempt
72	17 20 224 001	Exempt
73	17 20 224 002	Exempt
74	17 20 224 003	Exempt
75	17 20 224 004	Exempt
76	17 20 224 005	Exempt
77	17 20 224 008	Exempt

78	17 20 224 009	Exempt
79	17 20 224 010	Exempt
80	17 20 224 011	Exempt
81	17 20 224 012	Exempt
82	17 20 224 013	Exempt
83	17 20 224 014	Exempt
84	17 20 224 015	Exempt
85	17 20 224 016	Exempt
86	17 20 224 017	Exempt
87	17 20 224 018	Exempt
88	17 20 224 019	Exempt
89	17 20 224 020	Exempt
90	17 20 224 021	Exempt
91	17 20 224 022	Exempt
92	17 20 224 023	Exempt
93	17 20 224 024	Exempt
94	17 20 224 025	Exempt
95	17 20 224 026	Exempt
96	17 20 224 027	Exempt
97	17 20 224 028	Exempt
98	17 20 228 005	Exempt
99	17 20 228 006	Exempt
100	17 20 228 008	Exempt
101	17 20 229 001	Exempt
102	17 20 229 002	Exempt
103	17 20 229 003	Exempt
104	17 20 229 004	Exempt
105	17 20 229 005	Exempt
106	17 20 229 006	Exempt
107	17 20 229 007	Exempt
108	17 20 229 008	Exempt
109	17 20 229 009	Exempt
110	17 20 229 010	Exempt
111	17 20 229 011	Exempt
112	17 20 229 012	Exempt
113	17 20 229 013	Exempt
114	17 20 229 014	Exempt
115	17 20 229 015	Exempt
116	17 20 229 016	Exempt
117	17 20 229 017	Exempt
118	17 20 229 018	Exempt
119	17 20 229 019	Exempt
120	17 20 229 020	Exempt
121	17 20 229 021	Exempt
122	17 20 229 024	Exempt
123	17 20 229 025	Exempt
124	17 20 229 026	Exempt

125	17 20 229 027	Exempt
126	17 20 229 028	Exempt
127	17 20 230 001	Exempt
128	17 20 230 002	Exempt
129	17 20 230 003	Exempt
130	17 20 230 004	Exempt
131	17 20 230 005	Exempt
132	17 20 230 006	Exempt
133	17 20 230 007	Exempt
134	17 20 230 008	Exempt
135	17 20 230 009	Exempt
136	17 20 230 010	Exempt
137	17 20 230 011	Exempt
138	17 20 230 012	Exempt
139	17 20 230 013	Exempt
140	17 20 230 014	Exempt
141	17 20 230 015	Exempt
142	17 20 230 016	Exempt
143	17 20 230 017	Exempt
144	17 20 230 018	Exempt
145	17 20 230 019	Exempt
146	17 20 230 020	Exempt
147	17 20 230 021	Exempt
148	17 20 231 001	Exempt
149	17 20 231 004	Exempt
150	17 20 231 005	Exempt
151	17 20 231 009	Exempt
152	17 20 231 010	Exempt
153	17 20 231 011	Exempt
154	17 20 231 012	Exempt
155	17 20 231 013	Exempt
156	17 20 500 010	RR
157	17 20 500 011	RR
158	17 20 500 012	RR
159	17 20 500 013	RR
160	17 20 500 014	RR
161	17 20 500 015	RR
162	17 20 500 016	RR
163	17 20 500 017	RR
164	17 20 500 018	RR
165	17 20 500 019	RR
166	17 20 500 020	RR
167	17 20 500 021	RR
168	17 20 500 022	RR
169	17 20 500 023	RR
170	17 21 100 002	Exempt
171	17 21 100 003	\$66,229

City of Chicago
Roosevelt-Union - Redevelopment Plan

172	17 21 100 004	Exempt
173	17 21 100 005	Exempt
174	17 21 100 006	Exempt
175	17 21 100 007	Exempt
176	17 21 100 008	Exempt
177	17 21 100 009	\$88,212
178	17 21 100 010	\$22,002
179	17 21 100 012	Exempt
180	17 21 100 013	Exempt
181	17 21 100 014	Exempt
182	17 21 100 015	Exempt
183	17 21 100 016	Exempt
184	17 21 100 017	Exempt
185	17 21 100 018	Exempt
186	17 21 100 019	Exempt
187	17 21 100 020	\$21,128
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190	17 21 100 023	Exempt
191	17 21 100 024	Exempt
192	17 21 100 025	Exempt
193	17 21 100 026	Exempt
194	17 21 100 027	\$33,390
195	17 21 100 028	Exempt
196	17 21 100 029	Exempt
197	17 21 100 030	Exempt
198	17 21 100 031	Exempt
199	17 21 103 001	\$63,077
200	17 21 103 002	\$36,385
201	17 21 103 003	\$51,281
202	17 21 103 004	\$54,034
203	17 21 103 005	\$44,040
204	17 21 103 006	\$16,665
205	17 21 103 007	\$99,341
206	17 21 103 008	Exempt
207	17 21 105 001	\$78,351
208	17 21 105 002	\$44,242
209	17 21 105 003	\$74,012
210	17 21 105 004	\$29,212
211	17 21 105 005	Exempt
212	17 21 105 006	\$37,387
213	17 21 105 007	\$39,430
214	17 21 105 008	\$10,949
215	17 21 105 009	Exempt
216	17 21 105 010	Exempt
217	17 21 105 011	Exempt
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219	17 21 105 013	Exempt
220	17 21 105 014	Exempt
221	17 21 105 015	Exempt
222	17 21 108 002	Exempt
223	17 21 108 003	\$43,818
224	17 21 108 004	\$30,998
225	17 21 108 005	\$23,679
226	17 21 108 006	Exempt
227	17 21 108 007	\$29,827
228	17 21 108 008	Exempt
229	17 21 108 009	\$1,792
230	17 21 108 010	Exempt
231	17 21 108 011	\$1,792
232	17 21 108 012	\$20,756
233	17 21 108 014	\$1,792
234	17 21 108 016	\$3,713
235	17 21 108 018	\$2,458
236	17 21 108 019	Exempt
237	17 21 108 020	Exempt
238	17 21 108 022	Exempt
239	17 21 108 023	\$3,430
240	17 21 108 024	\$129,884
241	17 21 108 025	\$69,596
242	17 21 108 026	\$1,236
243	17 21 108 027	\$621
244	17 21 111 001	Exempt
245	17 21 111 002	Exempt
246	17 21 111 003	Exempt
247	17 21 111 004	Exempt
248	17 21 111 007	Exempt
249	17 21 111 008	\$28,129
250	17 21 111 009	\$41,841
251	17 21 111 010	Exempt
252	17 21 111 011	Exempt
253	17 21 111 012	\$2,095
254	17 21 111 013	\$2,095
255	17 21 111 014	\$2,095
256	17 21 111 015	Exempt
257	17 21 111 016	\$58,366
258	17 21 111 017	\$1,726
259	17 21 111 018	Exempt
260	17 21 111 019	Exempt
261	17 21 111 020	Exempt
262	17 21 111 021	Exempt
263	17 21 111 022	Exempt
264	17 21 111 023	Exempt
265	17 21 111 024	Exempt

City of Chicago
Roosevelt-Union - Redevelopment Plan

266	17 21 111 025	Exempt
267	17 21 111 026	Exempt
268	17 21 111 027	Exempt
269	17 21 111 028	Exempt
270	17 21 114 003	\$38,199
271	17 21 114 008	Exempt
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280	17 21 114 017	\$25,260
281	17 21 114 018	\$61,162
282	17 21 117 031	\$117,983
283	17 21 117 032	\$45,522
284	17 21 117 033	\$34,789
285	17 21 117 034	\$43,466
286	17 21 117 035	\$34,625
287	17 21 120 030	\$196,882
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300	17 21 123 016	Exempt
301	17 21 123 017	Exempt
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303	17 21 123 019	Exempt
304	17 21 123 020	Exempt
305	17 21 123 021	Exempt
306	17 21 123 022	Exempt
307	17 21 123 023	Exempt
308	17 21 123 024	\$86,549
309	17 21 125 001	\$31,791
310	17 21 125 002	\$20,077
311	17 21 125 003	\$2,069
312	17 21 125 004	\$1,726

313	17 21 125 006	\$4,996
314	17 21 125 007	RR
315	17 21 133 002	\$198,535
316	17 21 511 001	\$59,490
317	17 21 511 002	\$13,033
	Total:	\$3,968,563

EXHIBIT 1 - LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF NEWBERRY AVENUE AND THE CENTERLINE OF ROOSEVELT ROAD; THENCE EASTERLY ALONG SAID CENTERLINE OF ROOSEVELT ROAD TO THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF UNION AVENUE; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EASTERLY RIGHT-OF-WAY LINE TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINES OF LOTS 14, 15 AND 16 IN CANAL TRUSTEE'S NEW SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 21 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, RECORDED MAY 17, 1852; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF DEPOT STREET TO THE EASTERLY RIGHT-OF-WAY LINE OF HALSTED AVENUE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE EASTERLY EXTENSION OF LOTS 7 AND 26 IN BLOCK 30 IN BARRON'S SUBDIVISION OF BRANDS ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED JUNE 10, 1861; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION, THE SAID SOUTHERLY LINES OF LOTS 26 AND 7 IN BLOCK 30 IN BARRON'S SUBDIVISION; THE SOUTHERLY LINES OF LOTS 26 AND 7 IN BLOCK 29 IN SAID SUBDIVISION, THE SOUTHERLY LINE OF BLOCK 28 IN BRAND'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EASTERLY HALF OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTHERLY LINES OF LOTS 26 AND 7 IN BLOCK 27, IN SAID BARRON'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WESTERLY RIGHT-OF-WAY LINE OF MORGAN STREET; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 14TH PLACE; THENCE EASTERLY ALONG SAID EXTENSION AND SAID NORTHERLY LINE OF 14TH PLACE TO SAID WESTERLY RIGHT-OF-WAY LINE OF NEWBERRY AVENUE; THENCE NORTHERLY ALONG SAID LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Prepared by: Manhard Consulting Ltd.

EXHIBIT 2 - BUILDING PERMIT REQUESTS

NEW CONSTRUCTION/INVESTMENT PERMITS

None

DEMOLITION PERMITS

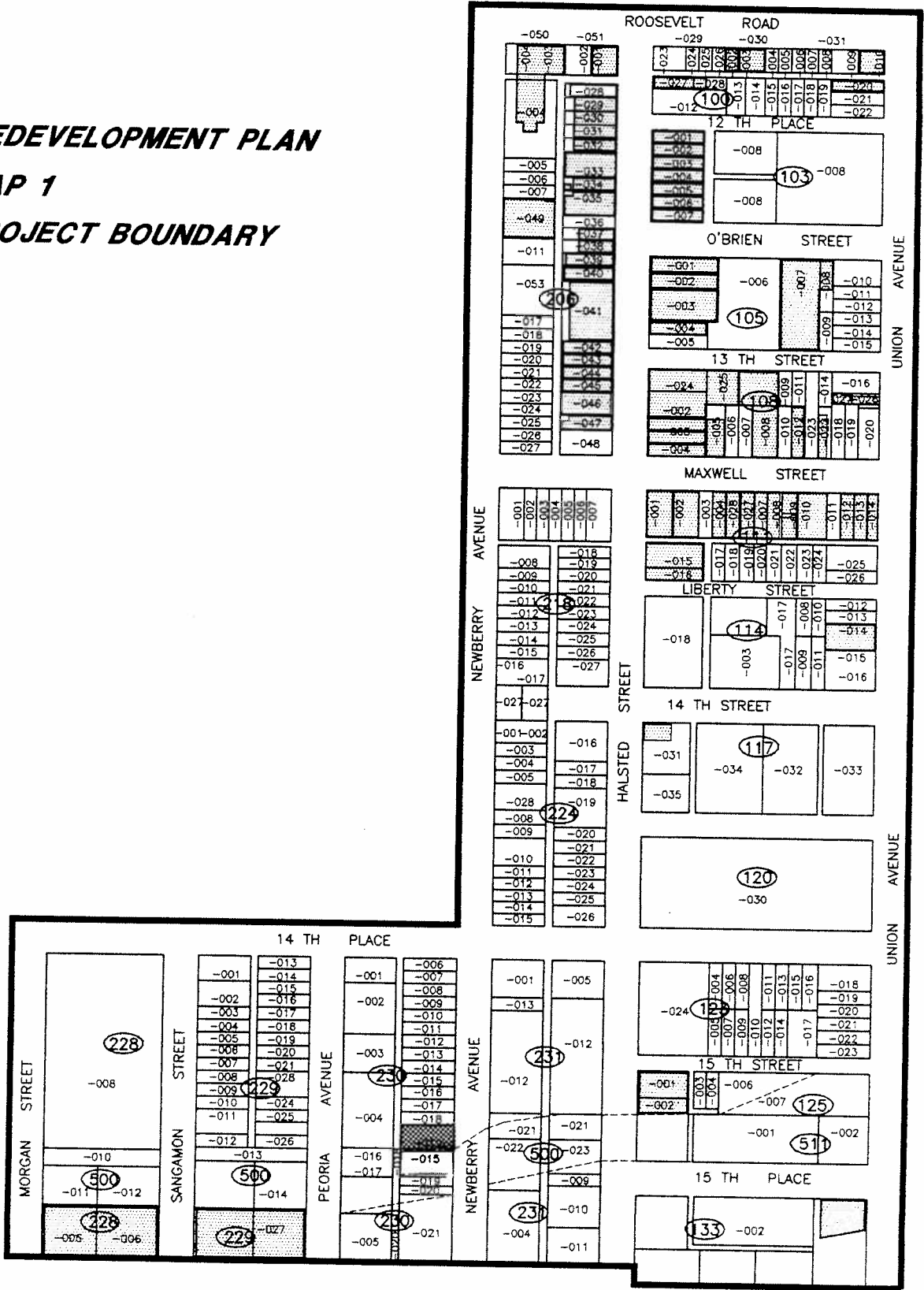
PERMIT #	DATE	ADDRESS	INVESTMENT
765772	2/23/93	724 W. Maxwell Street	\$0
771130	6/23/93	1260 S. Union Avenue	\$0
802132	4/7/95	1261 S. Halsted Street	\$0
802131	4/7/95	805 W. Maxwell	\$0
812824	10/12/95	702 W. Maxwell Street	\$0
812822	10/12/95	704 W. Maxwell Street	\$0
817820	1/29/96	811 W. Roosevelt Road	\$0
817822	1/29/96	817 W. Roosevelt Road	\$0
96007869	6/11/96	710 W. Maxwell Street	\$15,000
96009931	7/18/96	701 W. Maxwell Street	\$0
96009930	7/22/96	703 W. Maxwell Street	\$0
830830	9/3/96	1338 S. Halsted	\$0
845568	5/1/97	730 W. Maxwell Street	\$4,900
		Total	\$19,900

EXHIBIT 3 - MAP LEGEND




MAP 1	REDEVELOPMENT PROJECT BOUNDARY
MAP 2	URBAN RENEWAL AREA
MAP 3	EXISTING LAND USE
MAP 4	PROPOSED LAND USE
MAP 5	AREA MAP - SCHOOL, PARKS AND PUBLIC FACILITIES

ROOSEVELT-UNION

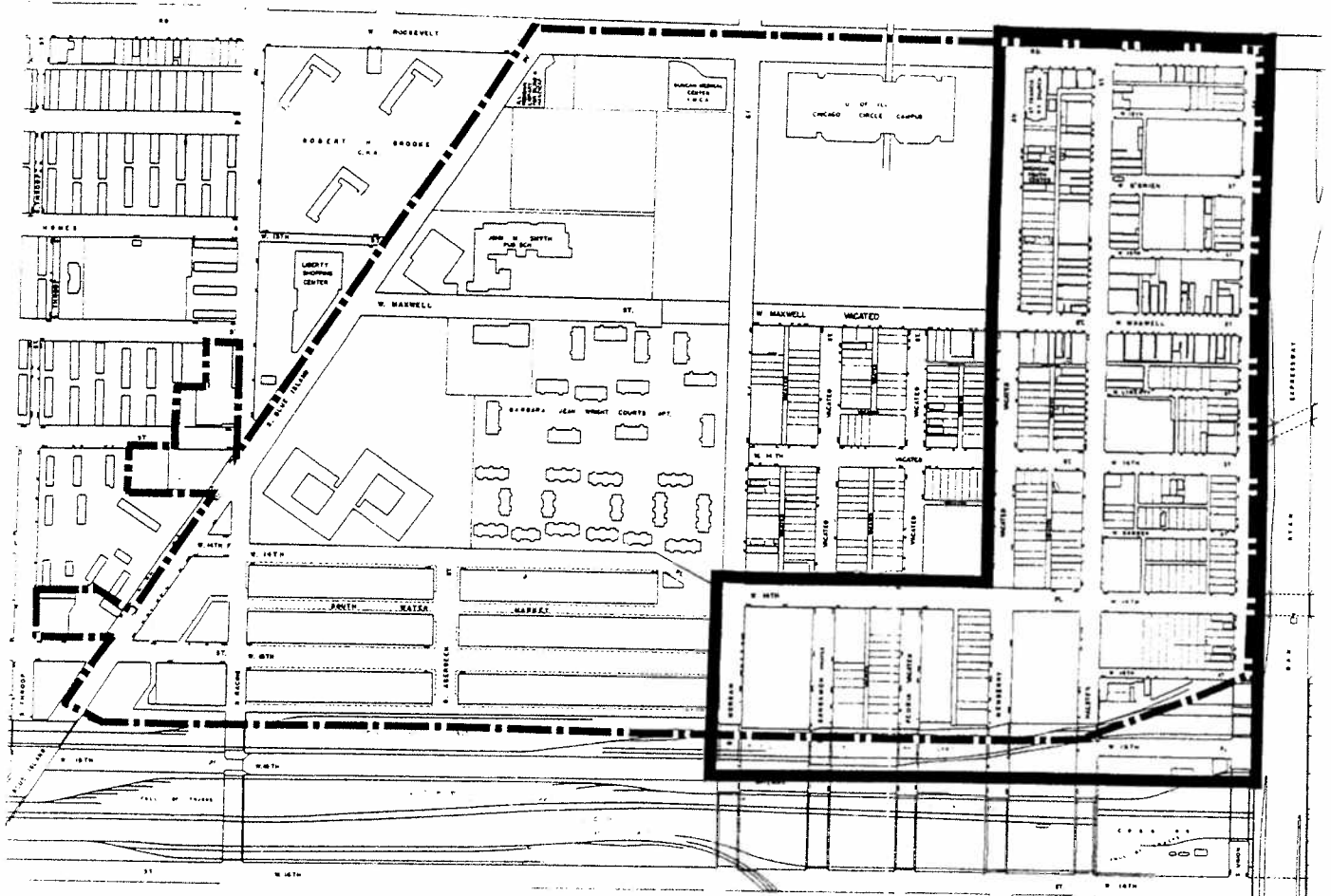
REDEVELOPMENT PLAN MAP 1 PROJECT BOUNDARY




LEGEND


-  — BOUNDARY
-  — PIN NUMBERS
-  — EXISTING BUILDINGS

Urban Renewal Area



MAP 2

 Roosevelt-Halsted Redevelopment Boundary






 Roosevelt-Union TIF Boundary

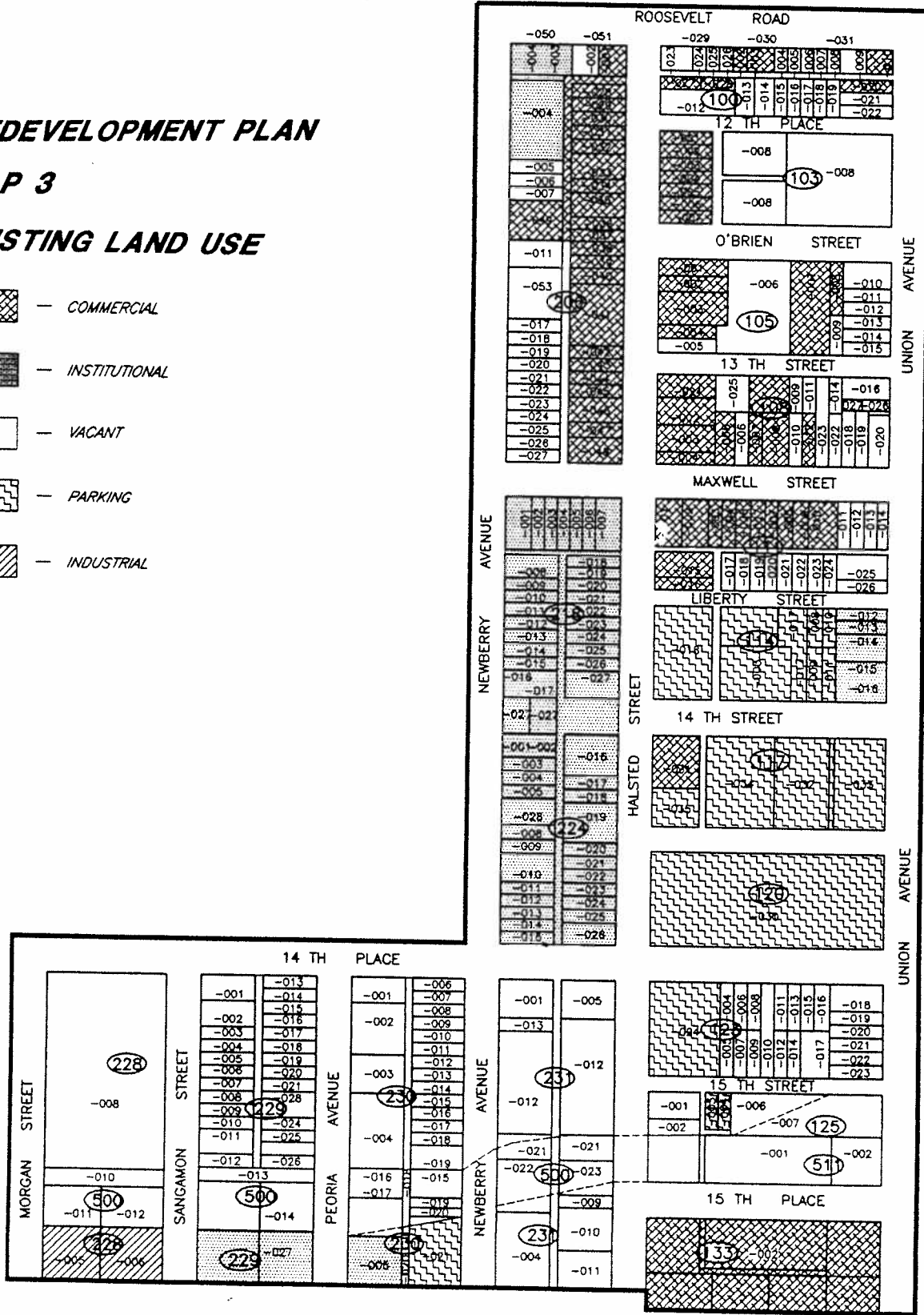


Prepared by: Louik/Schneider & Associates, Inc.



ROOSEVELT-UNION

REDEVELOPMENT PLAN MAP 3 EXISTING LAND USE

-  — COMMERCIAL
-  — INSTITUTIONAL
-  — VACANT
-  — PARKING
-  — INDUSTRIAL






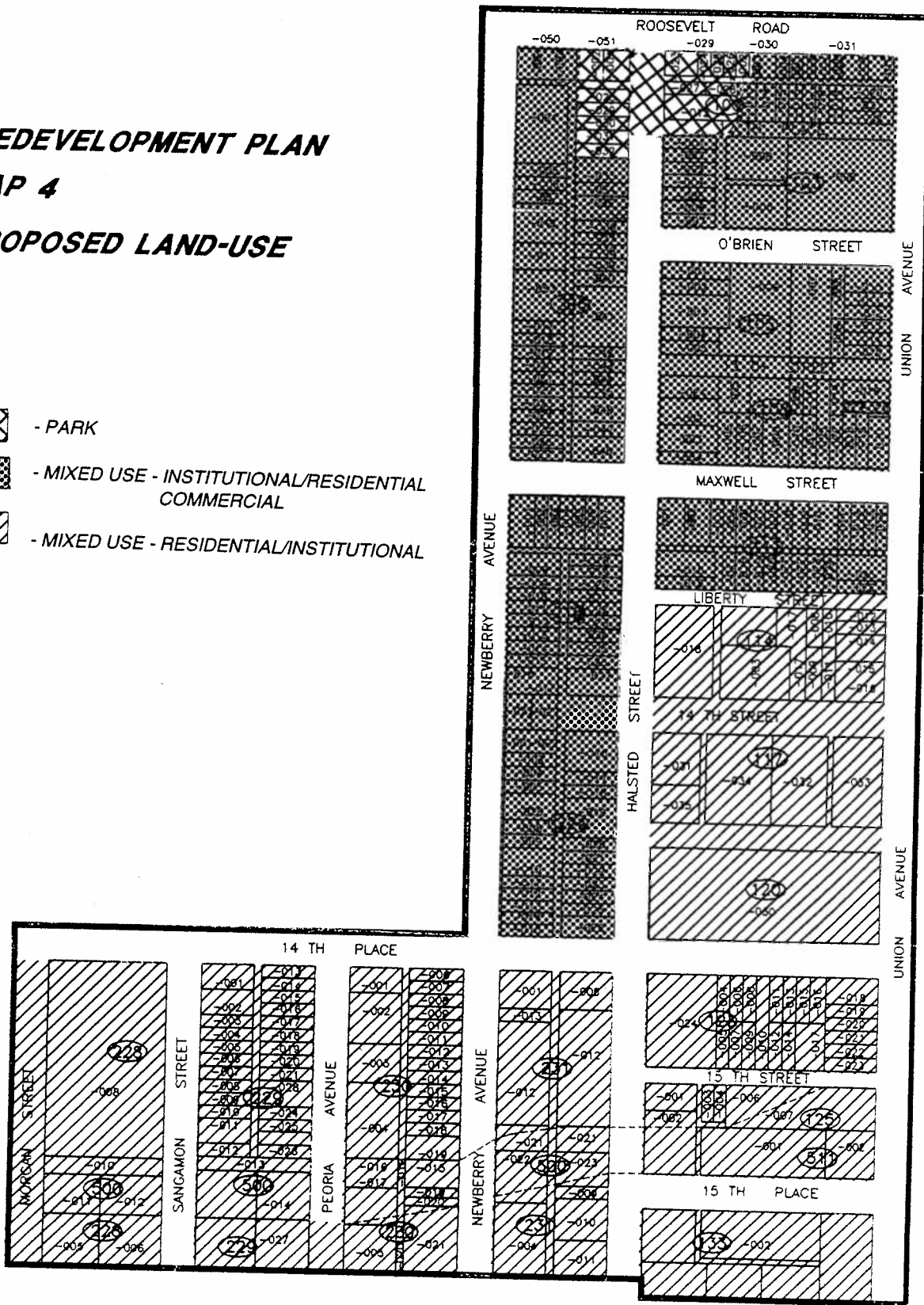
LEGEND

-  — BOUNDARY
-  — PIN NUMBERS



ROOSEVELT-UNION

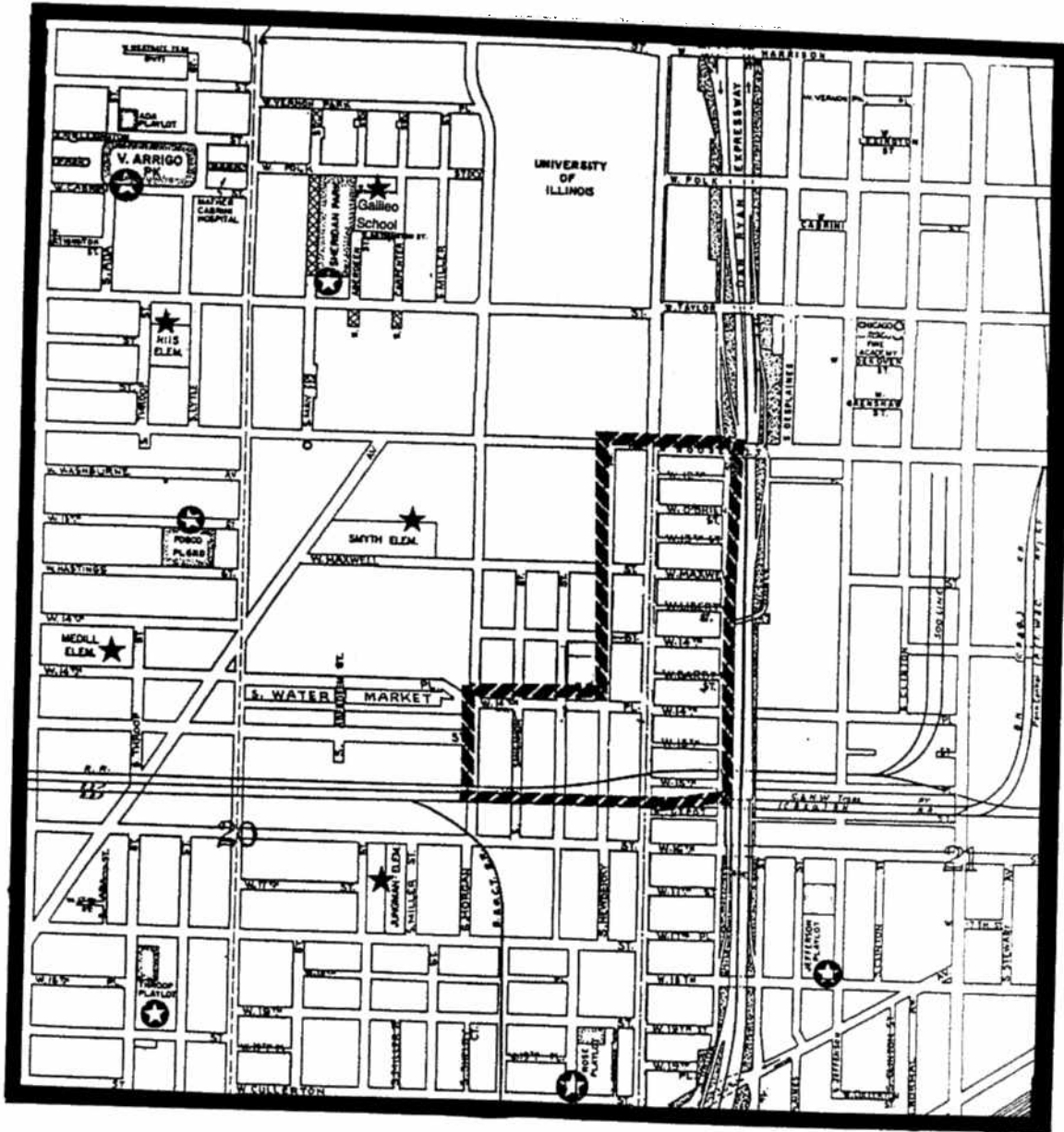
REDEVELOPMENT PLAN MAP 4 PROPOSED LAND-USE

-  - PARK
-  - MIXED USE - INSTITUTIONAL/RESIDENTIAL COMMERCIAL
-  - MIXED USE - RESIDENTIAL/INSTITUTIONAL



LEGEND


-  - BOUNDARY
-  - PIN NUMBERS





Roosevelt - Union Redevelopment Project Area

MAP 5

Area Map
with Schools, Parks,
& other Public
Facilities

 Redevelopment Project Boundary

 School

 Park

Prepared by Louik/Schneider & Associates, Inc.

EXHIBIT 4 - ELIGIBILITY STUDY

CITY OF CHICAGO

ROOSEVELT-UNION

TAX INCREMENT FINANCE PROGRAM

ELIGIBILITY STUDY

**CITY OF CHICAGO
RICHARD M. DALEY
MAYOR**

OCTOBER 1998

PREPARED BY

LOUIK/SCHNEIDER & ASSOCIATES, INC.

ELIGIBILITY STUDY
ROOSEVELT-UNION
TAX INCREMENT FINANCE PROGRAM

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I. INTRODUCTION

Louik/Schneider and Associates, Inc. has been retained by the South Campus Development Team to conduct an independent initial study and survey of the proposed redevelopment area known as the Roosevelt-Union Area, Chicago, Illinois (the "Study Area"). The purpose of the study is to determine whether the 20 blocks in the Study Area qualify for designation as a "Blighted Area" for the purpose of establishing a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., (1996 State Bar Edition), as amended ("the Act"). This report summarizes the analyses and findings of the consultants' work, which is the responsibility of Louik/Schneider and Associates, Inc. Louik/Schneider and Associates, Inc. has prepared this report with the understanding that the City would rely: 1.) on the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2..) on the fact that Louik/Schneider and Associates, Inc. has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

Following this introduction, Section II presents background information of the Study Area including the area location, description of current conditions and site history. Section III explains the Building Condition Assessment and documents the qualifications of the Study Area as a Blighted Area under the Act. Section IV, Summary and Conclusions, presents the findings.

This report was prepared by Louik/Schneider and Associates, Inc.

II. BACKGROUND INFORMATION

A. LOCATION

The Roosevelt-Union Study Area is located on the west side of the City of Chicago (City), approximately two miles southwest from the central business district. The Study Area contains 58 acres and consists of 20 (full and partial) blocks. The Study Area is bounded by Roosevelt Road on the north, the north end of Burlington Northern rail line on the south (just north of 16th Street), Union Avenue on the east and Morgan Street and Newberry Avenue on the west.

The boundaries of the Study Area are shown on Eligibility Study Map 1 - Project Boundary, and the existing land uses are identified on Eligibility Study Map 2 - Existing Land Uses.

B. DESCRIPTION OF CURRENT CONDITIONS

The Study Area consists of 20 (full and partial) blocks and 317 parcels covering 58 acres. In the northern section of the Study Area, commercial businesses are concentrated on the west side of Halsted Street between Roosevelt Road and Maxwell Street and on the east side of Halsted Street between Roosevelt Road and Liberty Street. The Catholic Church of the Claretian Fathers is located at the southeast corner of Newberry Avenue and Roosevelt Road.

On the east side of Halsted Street between 14th Street and 14th Place a fast food restaurant is located on the northwestern section. The rest of this area is used for parking. On the west side of Halsted Street between Maxwell and 14th Streets, the University of Illinois at Chicago (UIC) has a parking lot. At the northwest corner of Union Avenue and 14th Street is the Gethsemane Baptist Church.

At the southern end of the Study Area, the majority of the blocks are vacant. Most of the blocks bounded by Union Avenue on the east, 14th Place on the north, Morgan Street on the west and the Metra tracks on the south are completely vacant except for three buildings. Portions of the area have mounds of dirt and debris scattered through the block. Parts of this area are fenced-in gravel lots that are used for outside storage. There is a building on the block on the south side of 15th Street which is adjacent to the rail line. There is an inactive rail line that runs through the southern portion of the Study Area.

Much of the Study Area is in need of redevelopment, rehabilitation and revitalization and is characterized by:

- deteriorated and dilapidated buildings and site improvements;
- current and past obsolescence;
- vacant parcels and buildings; and
- other blighting characteristics.

Additionally, a lack of growth and investment by the private sector is evidenced by 1) the lack of building permit requests for the Study Area, and 2) the overall decrease of equalized assessed valuation ("EAV") of the property in the Study Area during the period from 1992 to 1997. Specifically:

- Exhibit 2 - Building Permit Requests, contains a summary of the building permit requests for new construction and major renovation from the City. There were no building permit requests for new construction and renovation for the Study Area from 1993-1997.
- Additionally, there were 13 demolition permits issued for the Study Area from 1993 - 1997.
- The Study Area is comprised primarily of commercial uses with large amounts of vacant land. The EAV for all property in the City increased from \$27,964,127,826 in 1992 to \$33,349,557,227 in 1997, a total of 19.3% or an average of 3.9% per year. Over the last five years, from 1992 to 1997, the Study Area has experienced an overall *decrease* of 23.08%, from \$5,159,366 in 1992 to \$3,968,563 in 1997, an average *decrease* of 4.62% per year.

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

C. URBAN RENEWAL - SLUM AND BLIGHTED AREA

On August 11, 1966, the Roosevelt-Halsted Area was formally designated a slum and blighted area by the Department of Urban Renewal pursuant to the Illinois Urban Renewal Consolidation Act of 1961. The designation was based on findings published in the *Report to the Department of Urban Renewal on the Designation of Slum & Blighted Area, Redevelopment Project Roosevelt-Halsted, July 1966* ("Urban Renewal Plan"). The Roosevelt-Halsted Area is bounded by Roosevelt Road on the north, the right-of-way of the Baltimore & Ohio Chicago Terminal Railroad ("B & O Rail Road") and the Chicago and Northwestern Railway on the south, the Day Ryan Expressway on the east and South Blue Island Avenue on the west (see Eligibility Study Map 3). The object of the Urban Renewal Plan was to remove structurally substandard buildings to provide land for redevelopment in residential and related uses, retail and service commercial, and light industrial uses, and expansion of UIC. Amendment No. 4 to the Roosevelt-Halsted Renewal Area changed the land use for three areas of the Project and allowed UIC to expand further its campus to the southern boundary of the Urban Renewal Area. All the Study Area except the area between the north line of the former B & O Rail Road and the north line of Burlington Northern rail line is located within the Roosevelt-Halsted Slum & Blighted Area.

D. AREA HISTORY AND PROFILE

The Study Area is part of the Near West Side Community Area, the Roosevelt-Halsted Urban Renewal Area ("Roosevelt-Halsted Area") as defined in the following section, and the University of Illinois at Chicago ("UIC"). The Redevelopment Project Area was the original home of the outdoor Maxwell Street Market. The Maxwell Street Market is a City-sanctioned market, originally established by ordinance in 1912. As reported in a *Community Development Commission Meeting, November 30, 1993 Staff Report, Amendment No. 4 to the Roosevelt-Halsted Redevelopment Plan and Sale of Disposition Parcel I-8 in the Roosevelt-Halsted Redevelopment Area*, ("Staff Report") at page 49162 of the Journal--City Council-- Chicago, 4/13/94:

The streets [Halsted between Roosevelt and Maxwell] are currently used on Sundays for the Maxwell Street Market. UIC's main campus is located directly to the north and its expansion is constrained because of expressways to the north and east of the campus and residential developments to the west. UIC is a major employer, receives substantial research funding, attracts students of all economic and racial backgrounds who contribute to the economy of the City, and educates the populace. In addition, UIC has committed to invest in the immediate cleanup of this area.

In conjunction with the UIC's improvements within the area, the City intends to invest in infrastructure improvements along Roosevelt Road including a landscaped median and proposes to reinvest a portion of the sales proceeds into the neighborhood and community. Other capital improvements that would be considered include street, sidewalk, and property edge improvements in the neighborhood west of the existing Maxwell Street Market as well as other capital projects in the adjacent Pilsen industrial area. It is important that UIC's improvements are complemented by the City's investment in adjacent communities to realize the maximum potential of these plans.

The Staff Report continues to describe the Maxwell Street Market at page 49162 of the Journal--City Council-- Chicago, 4/13/94:

Today's market has significantly outgrown the permitted areas of operation, and lacks a central management structure. A new public market would provide for an improved venue for both vendors and customers, including portable sanitary facilities, centralized trash collection, and improved security. The City is committed to developing a management and organization structure with the vendors at the new market. Market vendors interested in participating in the new market will be offered the opportunity to do so and will be given a priority in leasing locations and to work with local communities and vendors to determine their suitability.

The City fulfilled its commitment and the Maxwell Street Market was relocated in 1994 to Canal Street just south of Roosevelt Road. Amendment No. 4 to the Roosevelt-Halsted Urban Renewal Plan allowed for the area generally bounded by 14th Street, on the east by Halsted

Street, excluding Permanent Index No. 17 20 230 019 on the south by the B & O Railroad right-of-way and on the west by Morgan Street, to be changed from light industrial to institutional. The Amendment states:

In the area immediately south of the existing UIC campus, generally bounded by Roosevelt Road, the alley between Newberry Avenue and Halsted Street as extended from Roosevelt Road to Maxwell Street, Maxwell Street and Newberry Avenue, provide for the institutional expansion needs of the UIC.

The Redevelopment Project Area includes part of and is surrounded by UIC to the north and west. The UIC campus includes fifteen colleges and schools offering programs to approximately 24,000 undergraduate (66%) and graduate/professional (34%) students. Doctorates and professional degrees are offered in 54 fields; master's degrees in 87 fields; and undergraduate degrees in 99 fields. Over 70 percent of UIC's students come from the City and Cook County. UIC is the largest institution of higher learning in the Chicago area.

In 1859, the Chicago College of Pharmacy was founded on the near-west side of Chicago, and in 1881 land was purchased in the same area for the College of Physicians and Surgeons. These colleges are the forerunners of the UIC Medical Center. The original purchase of a 95 by 100 foot lot for the College of Physicians and Surgeons has grown into a west side complex of 5.6 million square feet encompassing 45 buildings on 66 acres of land.

In 1946, a temporary two-year undergraduate division of the University of Illinois was established at Navy Pier. In 1965, the University of Illinois at Chicago Circle was opened. In 1982, the campuses were consolidated under a single chancellor as the University of Illinois at Chicago. In total, the Campus has about 100 buildings on 217 acres of land with roughly 11 million square feet of space, having a replacement value of approximately \$2.24 billion.

E. ZONING CHARACTERISTICS

At the present time, the existing land uses include commercial and institutional. Permitted zoning uses include commercial, industrial and residential for the Study Area. The area south of Maxwell Street and west of Halsted Street is zoned Institutional Planned Development No. 549. This Institutional Planned Development is the University of Illinois at Chicago. The existing commercial uses are zoned B3-3, B3-4, and B3-5 and are located primarily on the east and west sides of Halsted Street and along Roosevelt Road. There are three areas east of Halsted Street that are zoned Manufacturing Districts, M1-3 and M1-4. The area of 14th Street, the abandoned rail line, Union Avenue and Halsted Street is zoned M2-3.

III. QUALIFICATION AS A BLIGHTED AREA

A. ILLINOIS TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a Blighted Area, a Conservation Area (or a combination of the two) or an Industrial Park Conservation Area. At 6 ILCS 5/11-7.4-3(a) (1996 State Bar Edition) as amended, the Act defines a "blighted area" as follows:

(a)"Blighted Area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of 5 or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning, is detrimental to the public safety, health, morals or welfare or, if vacant, the sound growth of the taxing districts is impaired by, (1) a combination of 2 or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused railyards, rail tracks or railroad rights-of-way, or (5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least 5 years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites, or (7) the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of this subsection (a), and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

The Act also requires at 65 ILCS 5/11-74.4-3(n)(1) that a municipality find that: "the redevelopment project area on the whole has not been subject to growth and development

through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan.”

On the basis of these requirements, the Roosevelt-Union Study Area will be considered eligible for designation as a vacant and improved Blighted Area within the requirements of the Act.

B. SURVEY, ANALYSIS AND DISTRIBUTION OF ELIGIBILITY FACTORS

Exterior surveys were conducted of all of the 317 parcels located within the Study Area. An analysis was made of each of the Blighted Area eligibility factors contained in the Act to determine their presence in the Study Area. This exterior survey examined not only the condition and use of buildings but also included conditions of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted of existing site coverage and parking, land uses, zoning and their relationship to the surrounding area.

The Study Area qualified in two (2) ways. The southern 93 parcels of the Study Area are defined as the "vacant portion of the Study Area" and are qualified as a vacant Blighted Area. The remaining 224 parcels in the Study Area are defined as the "improved portion of the Study Area" and are qualified as an improved Blighted Area.

The Study Area is made up of 20 blocks. Of the 20 blocks, nine are qualified as vacant and 16 are improved. Five of the 20 blocks are qualified both as vacant and as an improved blighted areas. (see Eligibility Study Map 3).

Block	Vacant	Improved	Vacant & Improved
17 20 206		X	
17 20 218		X	
17 20 224		X	
17 20 228			X
17 20 229			X
17 20 230	X		
17 20 231	X		
17 20 500	X		
17 21 100		X	
17 21 103		X	

	Vacant	Improved	Vacant & Improved
17 21 105		X	
17 21 108		X	
17 21 111		X	
17 21 114		X	
17 21 117		X	
17 21 120		X	
17 21 123			X
17 21 125			X
17 21 133			X
17 21 511	X		

A block-by-block analysis of the 20 blocks was conducted to identify the eligibility factors (see Exhibit 3-Distribution of Criteria Matrix). The factors are present to a varying degree. The following three levels are identified:

- **Not present** - indicates that either the condition did not exist or that no evidence could be found or documented during the survey or analyses.
- **Present to a minor extent** - indicates that the condition did exist, but its distribution or impact was limited.
- **Present to a major extent** - indicates that the condition did exist and was present throughout the Study Area (block-by-block basis) and was at a level to influence the Study Area and adjacent and nearby parcels of property.

C. BUILDING EVALUATION PROCEDURE

This section will identify how the buildings within the Study Area were evaluated.

HOW BUILDING COMPONENTS AND IMPROVEMENTS ARE EVALUATED

During the field survey, all components of and improvements to the subject buildings were examined to determine whether they were in sound condition or had minor, major or critical defects. These examinations were completed to determine whether conditions existed to evidence the presence of any of the following related factors: dilapidation, deterioration or depreciation of physical maintenance.

Building components and improvements examined were of two types:

PRIMARY STRUCTURAL COMPONENTS

These include the basic elements of any building or improvement including foundation walls, load bearing walls and columns, roof and roof structure.

SECONDARY COMPONENTS

These are components generally added to the primary structural components and are necessary parts of the building and improvements, including porches and steps, windows and window units, doors and door units, facade, chimneys, and gutters and downspouts.

Each primary and secondary component and improvement was evaluated separately as a basis for determining the overall condition of the building and surrounding area. This evaluation considered the relative importance of specific components within the building and the effect that deficiencies in components and improvements have on the remainder of the building.

Once the buildings are evaluated, they are classified as identified in the following section.

BUILDING COMPONENT AND IMPROVEMENT CLASSIFICATIONS

The four categories used in classifying building components and improvements and the criteria used in evaluating structural deficiencies are described as follows:

1. SOUND

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

2. REQUIRING MINOR REPAIR -- DEPRECIATION OF PHYSICAL MAINTENANCE

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

3. REQUIRING MAJOR REPAIR -- DETERIORATION

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

4. CRITICAL -- DILAPIDATED

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

D. VACANT BLIGHTED AREA ELIGIBILITY FACTORS

The vacant portion of the Study Area contains nine blocks (four completely vacant and five vacant with one building on each block) covering 24 acres of land, representing 93 parcels (see Eligibility Study Map 3). The vacant area is bounded by 14th Place on the north, the northern line of the Burlington Northern Rail Road on the south, Union Avenue on the east and Morgan Street on the west.

A finding is made that the vacant portion of the Study Area is a Blighted Area based on the fact that the portions exhibits the presence of one or more of the blighted area eligibility factors listed in Section III - A. This Section III - D examines each of the blighted area eligibility factors.

1. THE AREA IMMEDIATELY PRIOR TO BECOMING VACANT QUALIFIED AS A BLIGHTED IMPROVED AREA

Based on information obtained from the City's Department of Building, ten buildings were cited for substantial building code violations including wreck or repair in 15 days, permit required for fire damage and replace defective roof since 1983. (Blocks 17 20 228, 17 20 229, 17 20 230, 17 20 231, and 17 21 125)

2. THE AREA CONSISTS OF UNUSED RAIL YARDS, RAIL TRACKS OR RAILROAD RIGHTS-OF-WAY

There are 15 parcels in the vacant portion that include an inactive elevated rail line. The rail line runs through each of the blocks in the vacant portion of the Study Area (Blocks 17 20 228, 17 20 229, 17 20 230, 17 20 231, 17 21 125 and 17 21 133).

3. A COMBINATION OF 2 OR MORE OF THE FOLLOWING FACTORS: OBSOLETE PLATTING OF THE VACANT LAND; DIVERSITY OF OWNERSHIP OF SUCH LAND; TAX AND SPECIAL ASSESSMENT DELINQUENCIES ON SUCH LAND; FLOODING ON ALL OR PART OF SUCH VACANT LAND; DETERIORATION OF STRUCTURES OR SITE IMPROVEMENTS IN NEIGHBORING AREAS ADJACENT TO THE VACANT LAND.

A. DETERIORATION OF STRUCTURES OR SITE IMPROVEMENTS IN NEIGHBORING AREAS ADJACENT TO THE VACANT LAND

All of the parcels in the vacant portion of the Study Area are poorly maintained properties. There are three severely dilapidated structures in the same blocks as the vacant parcels. In the adjacent improved portion of the Study Area, 68% of the buildings are deteriorated. An unused rail line runs through four of the blocks in the vacant portion. Only one section south of 14th Place between Halsted and Newberry is fenced in. In each case, these conditions adversely affect the marketability of the property.

B. OBSOLETE PLATTING OF VACANT LAND

This vacant portion of the Study Area consists of 93 parcels, 63 of which exhibit obsolete platting. These parcels are of insufficient size for contemporary development. Six of the parcels are sandwiched between two elevated rail lines. Therefore, obsolete platting is a factor within this vacant portion of the Study Area.

C. DIVERSITY OF OWNERSHIP OF VACANT LAND

Of the 93 parcels, there are eight different property owners. The number of different owners would impede the ability of a developer to assemble the land for development meeting contemporary development standards.

4. THE AREA CONSISTS OF AN UNUSED DISPOSAL SITE, CONTAINING EARTH, STONE, BUILDING DEBRIS OR SIMILAR MATERIAL, WHICH WAS REMOVED FROM CONSTRUCTION, DEMOLITION, EXCAVATION OR DREDGE SITES.

Block 17 21 230 of the Study Area consists of an unused disposal site which contains earth and stone.

CONCLUSION

The vacant portion of the Study Area exhibits four of the seven factors which would allow for a finding of a vacant Blighted Area as defined in the Act.

E. IMPROVED BLIGHTED AREA ELIGIBILITY FACTORS

The improved portion of the Study Area contains 16 blocks (11 blocks which are improved and five blocks with one building on each block and the remainder of the block is vacant, only the parcels containing buildings are included in the Improved Blighted Area). This improved portion consists of 224 parcels covering 32 acres. The majority of the improved portion of the Study Area is located between Roosevelt Road on the north, 14th Place on the south, Union Avenue on the east and Morgan Street on the west.

A finding is made that the improved portion of the Study Area is a Blighted Area based on the fact that the area exhibits the presence of five (5) or more of the improved blighted area eligibility factors listed in Section III - A. This Section III - E examines each of the blighted area eligibility factors.

1. AGE

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and related structural problems are a function of time, temperature and moisture, structures that are 35 years or older typically exhibit more problems than more recently constructed buildings.

There are 67 of the 73 (91.7%) buildings in the Study Area that are at least 35 years or older. Age is present to a major extent in 13 of the 16 (81.3%) blocks.

CONCLUSION

Age is **present to a major extent** in the Study Area. Age is present in 67 of the 73 (91.7%) buildings and in 13 of the 16 (81.3%) blocks in the Study Area. The results of the age analysis are presented in Eligibility Study Map 4.

2. DILAPIDATION

Dilapidation refers to an advanced state of disrepair of buildings and improvements. In January of 1998, Ernest R. Sawyer and Associates, Inc. conducted an exterior survey of all the structures and the condition of each of the buildings in the Study Area. The analysis of building dilapidation is based on the survey methodology and criteria described in Section III - C on "How Building Components and Improvements are Evaluated."

Based on exterior building surveys, it was determined that many buildings are dilapidated and exhibit major structural problems making them structurally substandard. These buildings are all in an advanced state of disrepair. Major masonry wall work is required where water and lack of maintenance has allowed buildings to incur structural damage. Since wood elements require the most maintenance of all exterior materials, these are the ones showing the greatest signs of deterioration.

Dilapidation is present in a majority of commercial structures in the Study Area. Its presence is seen as bowed and sagging walls in many buildings, as missing primary components, and as broken, loose or missing secondary components.

Dilapidation is present in 62 of the 73 (84.9%) buildings. Dilapidation is present to a major extent in 10 of the 16 blocks and to a minor extent in 2 blocks.

CONCLUSION

Dilapidation is **present to a major extent** in the Study Area. Dilapidation is present in 62 of the 73 (84.9%) buildings and 12 of the 16 (75%) blocks. The results of the dilapidation analysis are presented in Eligibility Study Map 5.

3. OBSOLESCENCE

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

- **FUNCTIONAL OBSOLESCENCE**

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

- **ECONOMIC OBSOLESCENCE**

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

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated designs, etc.

Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

OBSOLETE BUILDING TYPES

Obsolete buildings contain characteristics or deficiencies which limit their long-term sound use or reuse for the purpose for which they were built. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse effect on nearby and surrounding developments and detract from the physical, functional and economic vitality of the area.

These structures are characterized by conditions indicating that they are incapable of efficient or economic use according to contemporary standards. These conditions include:

- Multistory industrial buildings with large floor plates and antiquated building systems
- An inefficient exterior configuration of the structures, including insufficient width, low ceiling heights and small size; and
- Inadequate access for contemporary systems of delivery and service, including both exterior building access and interior vertical systems.

The obsolescence of building types is evidenced by the two large, industrial structures in the Study Area. Many of the large commercial as well as the industrial buildings occupy the majority of or the entire parcel. This diminishes their desirability for future use. Also, these older buildings are not cost-effective to upgrade for current standards of use and are typically expensive to maintain.

Obsolescence of building types is present in 69 of the 73 (94.5%) buildings in the Study Area.

OBSOLETE PLATTING

Obsolete platting includes parcels of irregular shape, narrow or small size, and parcels improperly platted within the Study Area blocks. Throughout the Study Area, particularly along Halsted, O'Brien, Maxwell, and 13th Street, there are parcels small in size (25' x 125-150") that have typically been utilized for commercial structures. Development of the individual parcels is not possible without the development of the surrounding parcels.

OBSOLETE SITE IMPROVEMENTS

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated designs, and others.

Obsolescence of site improvements is present to a major extent in 11 of the 16 blocks and present to a minor extent in 2 blocks in the Study Area.

CONCLUSION

Obsolescence is **present to a minor extent** in the Study Area. Obsolescence is present in 69 of the 73 (94.5%) buildings, 88 of the 224 (39.2%) parcels and 13 of the 16 (68.8%) blocks. The results of the obsolescence analysis are presented in Eligibility Study Map 6.

4. DETERIORATION

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

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

DETERIORATION OF BUILDINGS

The analysis of building deterioration is based on the survey methodology and criteria described in Section III - C on "How Building Components and Improvements Are Evaluated." All of the 73 (100%) buildings in the Study Area are deteriorated.

The deteriorated buildings in the Study Area exhibit defects in both their primary and secondary components. For example, the primary components exhibiting defects include walls, roofs and foundations with loose or missing materials (mortar, shingles), and holes and/or cracks in these components. The defects of secondary components include damage to windows, doors, stairs and/or porches; missing or cracked tuckpointing and/or masonry on the facade, chimneys, and others; missing parapets, gutters and/or downspouts; foundation cracks or settling; and other missing structural components.

Deteriorated buildings exist throughout the Study Area. Many structures appear to be in reasonable condition upon first glance. However, further study (particularly of the portions not readily visible from the street front) reveals deteriorated building components (primary and secondary) are commonplace. Deterioration of windows, frames, doors, porch structures and brick is especially apparent in the area. The deterioration of many properties was very extensive.

DETERIORATION OF PARKING AND SURFACE AREAS

Field surveys were also conducted to identify the condition of the parcels without structures, which contain improved lots with no buildings (parking and outside storage), alleys and vacant lots. These parcels are characterized by uneven surfaces with insufficient gravel, vegetation growing through the parking surface, depressions and standing water, absence of curbs or guardrails, falling or broken fences and extensive debris. Furthermore, street and sidewalk deterioration is widespread. Street deterioration is very evident along 14th Place, presumably due to the repeated traffic of heavy trucks.

Deterioration can be found in 89 of the 224 (39.7%) parcels. It is found to be present to a major extent in 14 of the 16 blocks of the improved portion of the Study Area.

CONCLUSION

Deterioration is *present to a major extent* in the Study Area. Deterioration is present in all of the 73 (100%) buildings, in 89 of the 224 (39.7%) parcels and in 14 of the 16 (87.5%) blocks. The results of the deterioration analysis are presented in Eligibility Study Map 7.

5. ILLEGAL USE OF INDIVIDUAL STRUCTURES

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

CONCLUSION

Based on a review of the Chicago Zoning Ordinance, illegal use of individual structures was not present in the Study Area.

6. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

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

From 1983 through 1997, 10 of the 73 (13.6%) buildings in the Study Area have been cited for building code violations by the City's Department of Buildings.

CONCLUSION

Structures below minimum code standards are **present to a minor extent**. Structures below minimum code standards have been identified 10 of the 73 (13.6%) buildings and in 6 of the 16 (37.5%) blocks in the Study Area.

7. EXCESSIVE VACANCIES

Excessive vacancy refers to buildings which are unoccupied or underutilized and that exert an adverse influence on the area because of the frequency, duration or extent of vacancy. Excessive vacancies include properties which evidence no apparent effort directed toward their occupancy or underutilization.

Excessive vacancies occur in varying degrees throughout the Study Area. A building is considered to have excessive vacancies if at least 50% of the building is vacant or underutilized. There are vacancies in the following building types: commercial buildings and single/purpose industrial buildings. Of the 73 buildings in the Study Area, 44 (60.2%) are totally vacant or partially vacant (over 50%) covering 46 parcels. Excessive vacancies are present to a major extent in 9 blocks of the 16 blocks of the Study Area.

CONCLUSION

Excessive vacancies are **present to a major extent** in the Study Area. Excessive vacancies can be found in 44 of the 73 (60.2%) buildings and 9 of the 16 (56.3%) blocks (see Eligibility Study Map 8).

8. OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES

Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings and improvements originally designed for a specific use and later converted to accommodate a more intensive use of activities without adequate provision for minimum floor area requirements, privacy, ingress and egress, loading and services, capacity of building systems, etc.

CONCLUSION

Overcrowding of structures and community facilities was not present in the Study Area.

9. LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES

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

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

Lack of ventilation, light or sanitary facilities was not found in the Study Area.

CONCLUSION

Based on the exterior surveys and analyses undertaken within the Study Area, lack of ventilation, light or sanitary facilities was not present in the Study Area.

10. INADEQUATE UTILITIES

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

There were a few parking lots near industrial buildings which did not appear to have storm sewers. These parking lots evidently channel storm run-off water into the adjacent streets, which is not an adequate design or to City building code.

CONCLUSION

Based on the exterior surveys and analyses undertaken within the Study Area, inadequate utilities were not present to a minor extent in the Study Area.

11. EXCESSIVE LAND COVERAGE

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation

to present-day standards of development for health and safety. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage conditions have an adverse or blighting effect on nearby development.

Excessive land coverage occurs in 63 of the 224 (28.1%) improved parcels with structures/buildings in the Study Area. Many multi-story buildings have been built from property line to property line, leaving no area for parking, open space or other amenities. Because these buildings cover virtually the entire parcel, there is an inadequate amount of space for off-street loading of residents, employees and/or customers. Excessive land coverage can be found to a major extent in 8 of the 16 blocks and to a minor extent in 1 block of the improved portion of the Study Area.

CONCLUSION

Excessive land coverage is ***present to a major extent*** in the Study Area. Excessive land coverage is present in 56 of the 73 (76.7%) buildings and in 9 of the 16 (56.3%) blocks. The results of the excessive land coverage analysis are presented in Eligibility Study Map 9.

12. DELETERIOUS LAND USE OR LAYOUT

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive or environmentally unsuitable. It also includes residential uses which front on or are located near heavily traveled streets, thus causing susceptibility to noise, fumes and glare. Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of poor layout of buildings on parcels and in relation to other buildings.

In the Study Area, deleterious land use or layout is identified in 68 of the 224 (30.3%) parcels. Throughout the Study Area, there are small sized parcels that are inadequate for contemporary development. Evidence of inadequate street layout can be evidenced by the combination of blocks and the vacation of streets. Many of the parcels throughout the Study Area are located next to a vacant parcel or building. Deleterious land use and layout is present to a major extent in 8 blocks of the improved portion of the Study Area.

CONCLUSION

Deleterious land use and layout is ***present to a minor extent*** in the Study Area. Deleterious land use and layout is present in 68 of the 224 (30.3%) parcels, and in 9 of the 16 (56.3%) blocks. The results of the deleterious land use and layout analysis are presented in Eligibility Study Map 10.

13. DEPRECIATION OF PHYSICAL MAINTENANCE

Depreciation of physical maintenance refers to the effects of deferred maintenance and the lack of maintenance of buildings, parking areas and public improvements, including alleys, walks, streets and utility structures. The analysis of depreciation of physical maintenance is based on survey methodology and criteria described in the preceding Section III - C "How Building Components and Improvements Are Evaluated."

The entire Study Area is affected by lack of physical maintenance. One hundred and thirty-three (133) of the 224 (59.3%) parcels, representing buildings, parking/storage areas and vacant land, evidence the presence of this factor.

The buildings that evidence depreciation of physical maintenance exhibit problems such as unpainted or unfinished surfaces, peeling paint, loose or missing materials, broken windows, loose or missing gutters or downspouts, loose or missing shingles, overgrown vegetation and general lack of maintenance, etc. There are 63 of the 73 (86.3%) buildings in the Study Area that are affected by depreciation of physical maintenance.

Depreciation of physical maintenance is present to a major extent in 14 blocks of the improved portion of the Study Area. This condition is noticeable on buildings, in parking lots, driveways, and yards. The areas of illegal dumping especially demonstrate this condition. Many streets and public sidewalks are poorly maintained.

CONCLUSION

Depreciation of physical maintenance is **present to a major extent** in the Study Area. Depreciation of physical maintenance is present in 63 of the 73 (86.3%) buildings, 133 of the 224 (59.3%) parcels, and in 14 of the 16 (87.5%) blocks. The results of the depreciation of physical maintenance analysis are presented in Eligibility Study Map 11

14. LACK OF COMMUNITY PLANNING

Lack of community planning may be a factor if the proposed redevelopment area was developed prior to or without the benefit of a community plan. This finding may be amplified by other evidence which shows the deleterious results of the lack of community planning, including adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size or shape to meet contemporary development standards.

The Study Area is as part of the *Roosevelt-Halsted Urban Renewal Area* and *University of Illinois at Chicago Master Plan*. The Study Area has been the subject of numerous development plans, so lack of community planning is not evidenced.

CONCLUSION

Based on the analyses undertaken within the Study Area, lack of community planning was not present.

SUMMARY

Nine of the Blighted Area eligibility criteria are present in varying degrees throughout the Study Area, and six are present to a major extent and three are present to a minor extent. The nine Blighted Area eligibility factors that have been identified in the Study Area are as follows:

Major extent

- age
- dilapidation
- deterioration
- excessive vacancies
- excessive land coverage
- depreciation of physical maintenance

Minor extent

- obsolescence
- structures below minimum code
- deleterious land use or layout

IV. SUMMARY AND CONCLUSION

The conclusion of the consulting team is that the number, degree and distribution of Blighted Area eligibility factors as documented in this report warrant the designation of the Study Area as a vacant and improved Blighted Area as set forth in the Act. Specifically:

- Of the seven blighting factors set forth in the Act for vacant land of which one is required for a finding of blight, **four are present in the vacant portion of the Study Area.**
- Of the 14 blighting factors set forth in the Act for improved land, of which five are required for a finding of Blight, **nine are present, six to a major extent and three to a minor extent.**
- The Blighted Area factors that are present are reasonably distributed throughout the Area. There are two blocks comprised of the UIC parking lot which exhibit none of the eligibility criteria but which are expected to be substantially benefitted by the proposed Redevelopment Project.

Although it may be concluded that the mere presence of the stated eligibility factors in Section III may be sufficient to make a finding of qualification as a Blighted Area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, the distribution of Blighted Area eligibility factors throughout the Study Area must be reasonable so that a basically good area is not arbitrarily found to be a Blighted Area simply because of proximity to an area which exhibits Blighted Area factors. All blocks in the Study Area (except for the previously mentioned blocks that include active rail lines) evidence the presence of some of the eligibility factors.

Additional research indicates that the Study Area on the whole has not been subject to growth and development as a result of investments by private enterprise, and will not be developed without action by the City. Specifically:

- Exhibit 2 - Building Permit Requests, contains a summary of the building permit requests for new construction and major renovation from the City. There were no building permit requests for new construction and renovation for the Study Area from 1993-1997.
- Additionally, there were 13 demolition permits issued for the Study Area from 1993 - 1997.

- The Study Area is comprised primarily of commercial uses. The equalized assessed value (EAV) for all property in the City increased from \$ 27,964,127,826 in 1992 to \$33,349,557,227 in 1997, a total of 19.3% or 3.9% per year. Over the last five years, from 1992 to 1997, the Study Area has experienced an overall EAV decrease of 23.08% from \$5,159,366 in 1992 to \$3,968,563 in 1997, an average decrease of 4.62% per year.

The conclusions presented in this report are those of the consulting team. The local governing body should review this report and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a Blighted Area and making this report a part of the public record. The analysis above was based upon data assembled by Louik/Schneider & Associates. The surveys, research and analysis conducted include:

1. Exterior surveys of the conditions and use of the Study Area;
2. Field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Comparison of current land uses to current zoning ordinance and the current zoning maps;
4. Historical analysis of site uses and users;
5. Analysis of original and current platting and building size layout;
6. Review of previously prepared plans, studies and data;
7. Analysis of building permits from 1993-1997 and building code violations from 1993-1997 requested from the Department of Buildings for all parcels in the Study Area; and
8. Evaluation of the EAV's in the Study Area from 1992 to 1997.

The study and survey of the Study Area indicate that requirements necessary for designation as a Blighted Area are present.

Therefore, the Study Area is qualified as a Blighted Area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act (see Exhibit 3 - Distribution of Criteria Matrix).

EXHIBIT 1 - LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF NEWBERRY AVENUE AND THE CENTERLINE OF ROOSEVELT ROAD; THENCE EASTERLY ALONG SAID CENTERLINE OF ROOSEVELT ROAD TO THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF UNION AVENUE; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EASTERLY RIGHT-OF-WAY LINE TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINES OF LOTS 14, 15 AND 16 IN CANAL TRUSTEE'S NEW SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 21 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, RECORDED MAY 17, 1852; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF DEPOT STREET TO THE EASTERLY RIGHT-OF-WAY LINE OF HALSTED AVENUE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE EASTERLY EXTENSION OF LOTS 7 AND 26 IN BLOCK 30 IN BARRON'S SUBDIVISION OF BRANDS ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED JUNE 10, 1861; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION OF THE SAID SOUTHERLY LINES OF LOTS 26 AND 7 IN BLOCK 30 IN BARRON'S SUBDIVISION; THE SOUTHERLY LINES OF LOTS 26 AND 7 IN BLOCK 29 IN SAID SUBDIVISION, THE SOUTHERLY LINE OF BLOCK 28 IN BRAND'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EASTERLY HALF OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTHERLY LINES OF LOTS 26 AND 7 IN BLOCK 27 IN SAID BARRON'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WESTERLY RIGHT-OF-WAY LINE OF MORGAN STREET; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 14TH PLACE; THENCE EASTERLY ALONG SAID EXTENSION AND SAID NORTHERLY LINE OF 14TH PLACE TO SAID WESTERLY RIGHT-OF-WAY LINE OF NEWBERRY AVENUE; THENCE NORTHERLY ALONG SAID LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Prepared by: Manhard Consulting Ltd.

APPENDIX

EXHIBIT 2 - BUILDING PERMIT REQUESTS

NEW CONSTRUCTION/INVESTMENT PERMITS

None

DEMOLITION PERMITS

PERMIT #	DATE	ADDRESS	INVESTMENT
765772	2/23/93	724 W. Maxwell Street	\$0
771130	6/23/93	1260 S. Union Avenue	\$0
802132	4/7/95	1261 S. Halsted Street	\$0
802131	4/7/95	805 W. Maxwell	\$0
812824	10/12/95	702 W. Maxwell Street	\$0
812822	10/12/95	704 W. Maxwell Street	\$0
817820	1/29/96	811 W. Roosevelt Road	\$0
817822	1/29/96	817 W. Roosevelt Road	\$0
96007869	6/11/96	710 W. Maxwell Street	\$15,000
96009931	7/18/96	701 W. Maxwell Street	\$0
96009930	7/22/96	703 W. Maxwell Street	\$0
830830	9/3/96	1338 S. Halsted	\$0
845568	5/1/97	730 W. Maxwell Street	\$4,900
		Total	\$19,900

EXHIBIT 3 - DISTRIBUTION OF CRITERIA MATRIX

A - VACANT AREA

BLOCK #	1	2	3	4	5	6	7
17 20 228	X	X		X			
17 20 229	X	X		X			
17 20 230	X	X		X		X	
17 20 231	X	X		X			
17 20 500	X	X		X			
17 21 123	X	X					
17 21 125	X	X		X			
17 21 133	X	X		X			
17 21 511	X	X					

Key X Present to a Major Extent
 P Present
 Not Present

Criteria

- 1) A combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land,
- 2) The area immediately prior to becoming vacant qualified as a blighted improved area,
- 3) The area consists of an unused quarry or unused quarries,
- 4) The area consists of unused rail yards, rail tracks or railroad rights-of-way,
- 5) The area, prior to the area's designation, is subject to chronic flooding which adversely impacts on real property which is included in or (is) in proximity to any improvement on real property which has been in existence for at least five years and which substantially contributes to such flooding,
- 6) The area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites.
- 7) The area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of the subsection (a), and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

EXHIBIT 3 - DISTRIBUTION OF CRITERIA MATRIX (CONTINUED)

B. IMPROVED PORTION OF THE STUDY AREA

BLOCK	1	2	3	4	5	6	7	8	9	10	11	12	13	14
17 20 206	X		X	X			X				X	X	X	
17 20 218														
17 20 224														
17 20 228	X	X	X	X			X				X	X	X	
17 20 229	X	X	X	X			X				X	X	X	
17 20 230	X	X	X	X			X				X	X	X	
17 21 100	X	X	X	X							X	X	X	
17 21 103	X	X	X	X			X				X	X	X	
17 21 105	X	X	X	X			X				X	X	X	
17 21 108	X	X	P	X			X				P	X	X	
17 21 111	X	X	X	X			X				X	X	X	
17 21 114	X		P	X									X	
17 21 117	X		X	X									X	
17 21 120				X									X	
17 21 125	X	X	X	X									X	
17 21 133	X	X	X	X			X						X	

Key

- X Present to a Major Extent
- P Present
- Not Present

Criteria

- 1 AGE
- 2 DILAPIDATION
- 3 OBSOLESCENCE
- 4 DETERIORATION
- 5 ILLEGAL USE OF INDIVIDUAL STRUCTURES
- 6 PRESENCE OF STRUCTURES BELOW MINIMUM CODE
- 7 EXCESSIVE VACANCIES
- 8 OVERCROWDING
- 9 LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES
- 10 INADEQUATE UTILITIES
- 11 EXCESSIVE LAND COVERAGE
- 12 DELETERIOUS LAND USE OR LAYOUT
- 13 DEPRECIATION OF PHYSICAL MAINTENANCE
- 14 LACK OF COMMUNITY PLANNING

EXHIBIT 4 - DISTRIBUTION OF IMPROVED BLIGHTED FACTORS

A. Block Number	17 20 206	17 20 218	17 20 224	17 20 228	17 20 229	17 20 230	17 21 100	17 21 103	17 21 105
B. Number of Buildings	28	0	0	1	1	1	5	7	6
C. Number of Parcels	44	27	26	2	1	1	29	8	15
1. Buildings 35 years or older	26	0	0	1	1	1	5	4	5
2. A. Buildings with decline of physical maintenance	23	0	0	1	1	1	5	6	4
2. B. Parcels exhibiting decline of physical maintenance	39	0	0	2	1	1	24	6	5
3. A. Number of deteriorated buildings	22	0	0	1	1	1	5	6	4
3. B. Number of parcels that are deteriorated	26	0	0	2	1	1	6	6	4
4. Number of dilapidated buildings	21	0	0	1	1	1	5	6	6
5. A. Number of obsolete buildings	26	0	0	1	1	1	5	7	4
5. B. Number of parcels that are obsolete	27	0	0	2	1	1	8	7	4
6. Number of buildings below minimum code	2	0	0	1	1	1	2	0	1
7. Buildings lacking ventilation, light, or sanitation facilities	0	0	0	1	1	1	0	0	0
8. Number of buildings with illegal uses	0	0	0	1	1	1	0	0	0
9. Number of buildings with excessive vacancies	13	0	2	1	1	1	2	5	5
10. Number of parcels with excessive vacancies	15	0	2	1	1	1	2	5	5
11. Total number of eligibility factors represented in block	7	0	0	8	8	8	8	8	5

**EXHIBIT 4 - DISTRIBUTION OF IMPROVED BLIGHTED FACTORS
 (CONTINUED PAGE 2)**

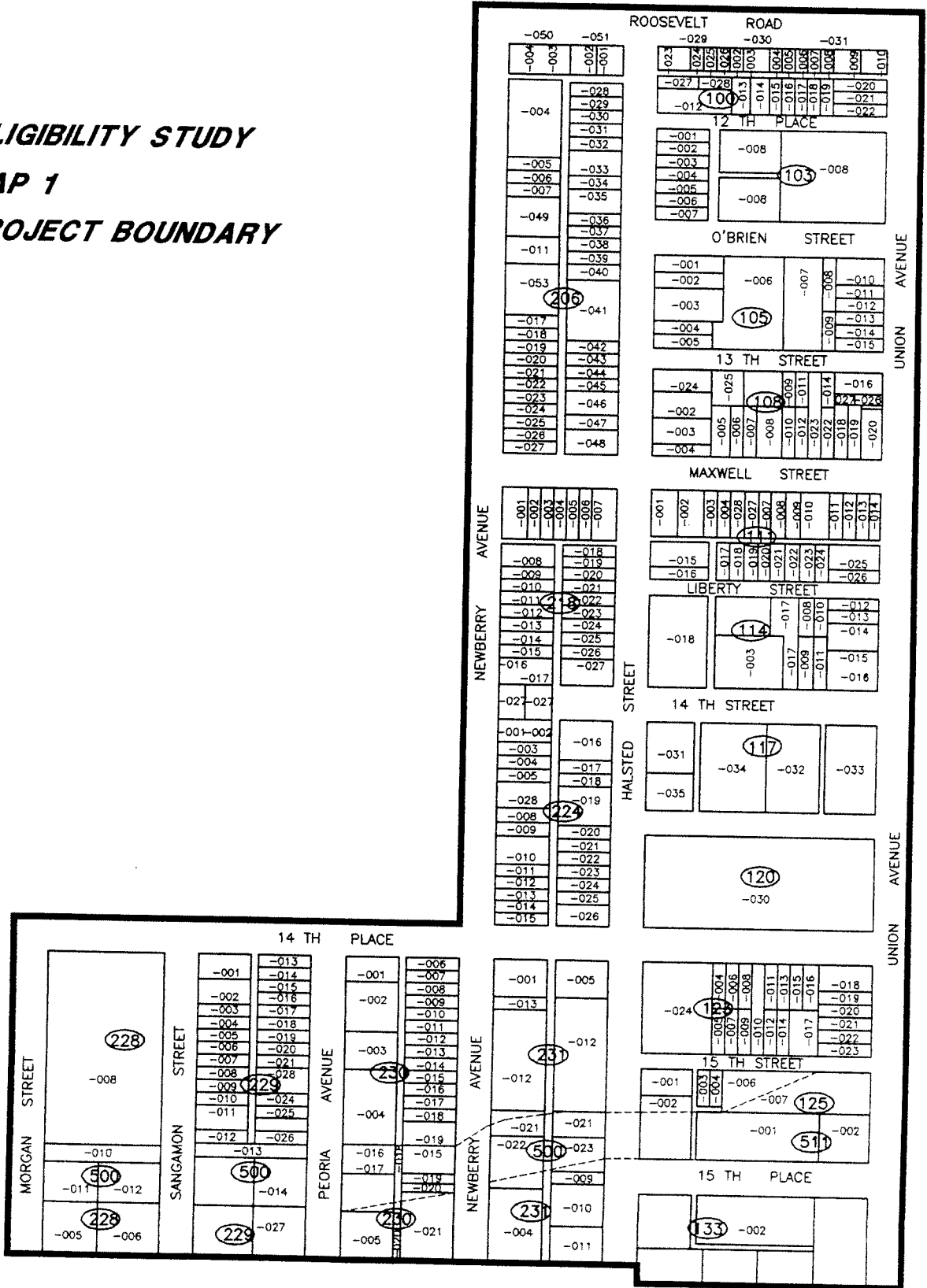
A. Block Number	17 21 108	17 21 111	17 21 114	17 21 117	17 21 120	17 21 125	17 21 133
B. Number of Buildings	7	12	1	1	0	2	1
C. Number of Parcels	22	26	12	5	1	4	1
1. Number of buildings 35 years or older	7	12	1	0	0	2	1
2. A. Buildings showing decline of physical maintenance	7	12	0	1	0	1	1
2. B. Parcels exhibiting decline of physical maintenance	18	21	8	1	1	5	1
3. A. Number of deteriorated buildings	7	11	1	0	0	1	1
3. B. Number of parcels that are deteriorated	8	11	12	1	1	4	1
4. Number of dilapidated buildings	7	12	0	0	0	1	1
5. A. Number of obsolete buildings	7	12	0	1	1	2	1
5. B. Number of parcels that are obsolete	7	20	0	5	0	5	1
6. Number of buildings below minimum code	1	5	0	0	0	0	0
7. Buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	1
9. Number of buildings with excessive vacancies	5	8	0	0	0	0	1
10. Number of parcels with excessive vacancies	6	8	0	0	0	0	1
11. Total number of eligibility factors represented in block	7	8	4	4	2	5	6

EXHIBIT 5 - MAP LEGEND

MAP 1	PROJECT BOUNDARY
MAP 2	EXISTING LAND USE
MAP 3	VACANT AND IMPROVED AREA
MAP 4	AGE
MAP 5	DILAPIDATION
MAP 6	OBSOLESCENCE
MAP 7	DETERIORATION
MAP 8	EXCESSIVE VACANCIES
MAP 9	EXCESSIVE LAND COVERAGE
MAP 10	DELETERIOUS LAND USE/LAYOUT
MAP 11	DEPRECIATION OF PHYSICAL MAINTENANCE

ROOSEVELT-UNION

ELIGIBILITY STUDY MAP 1 PROJECT BOUNDARY



LEGEND

- BOUNDARY
- PIN NUMBERS








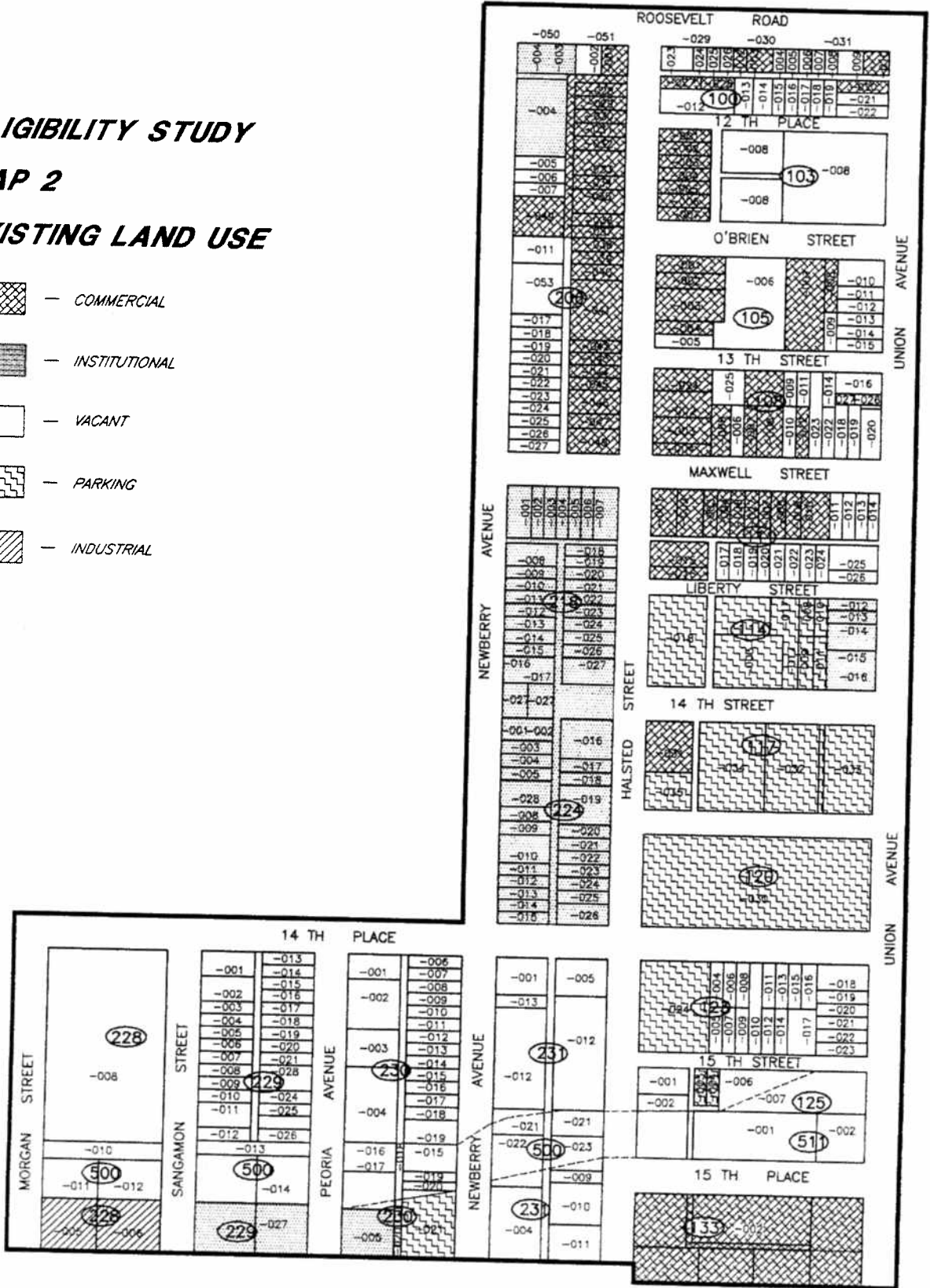
ROOSEVELT-UNION

ELIGIBILITY STUDY



MAP 2

EXISTING LAND USE

-  — COMMERCIAL
-  — INSTITUTIONAL
-  — VACANT
-  — PARKING
-  — INDUSTRIAL




LEGEND

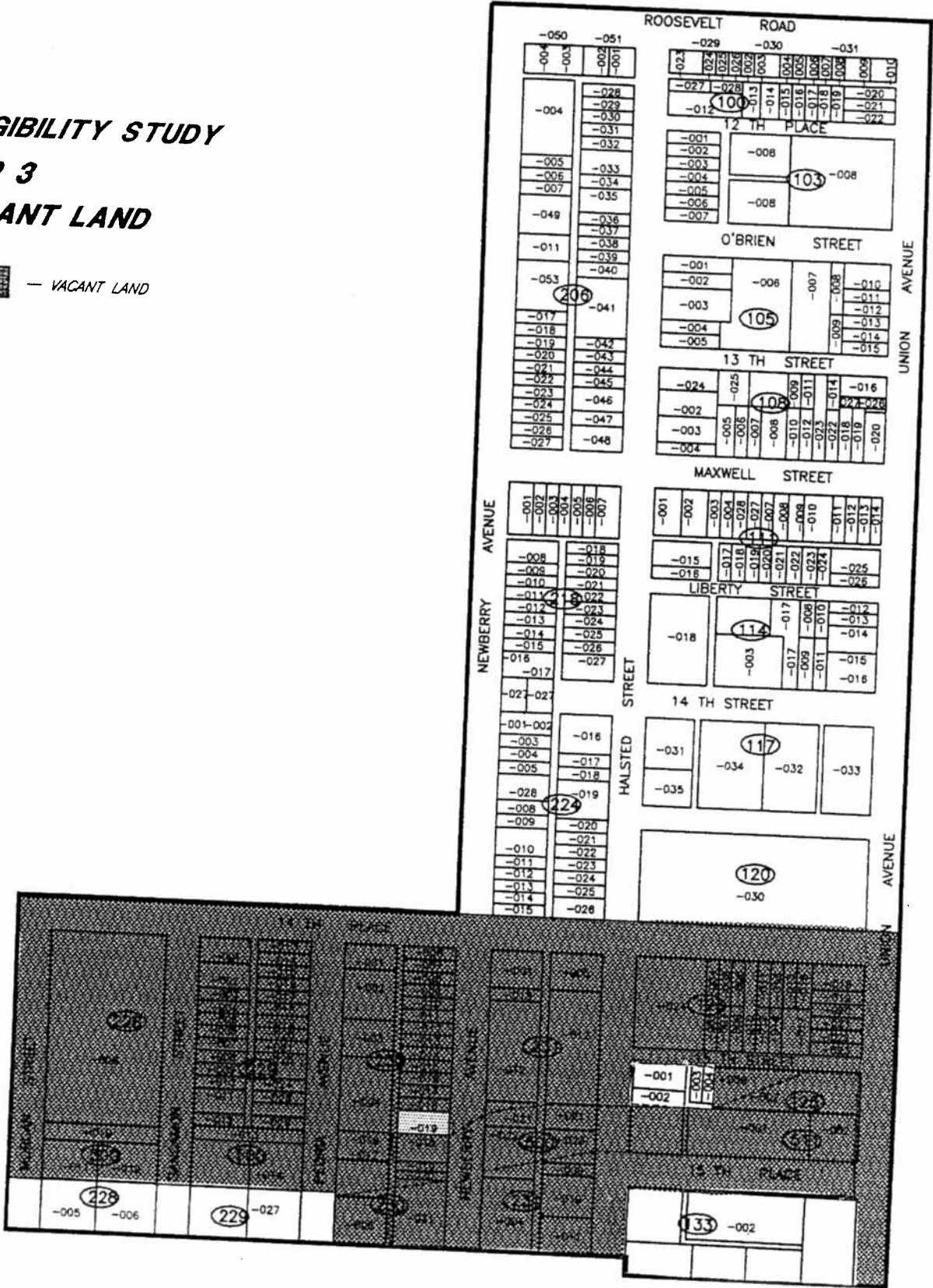
-  — BOUNDARY
-  — PIN NUMBERS



ROOSEVELT-UNION

ELIGIBILITY STUDY MAP 3 VACANT LAND

 - VACANT LAND

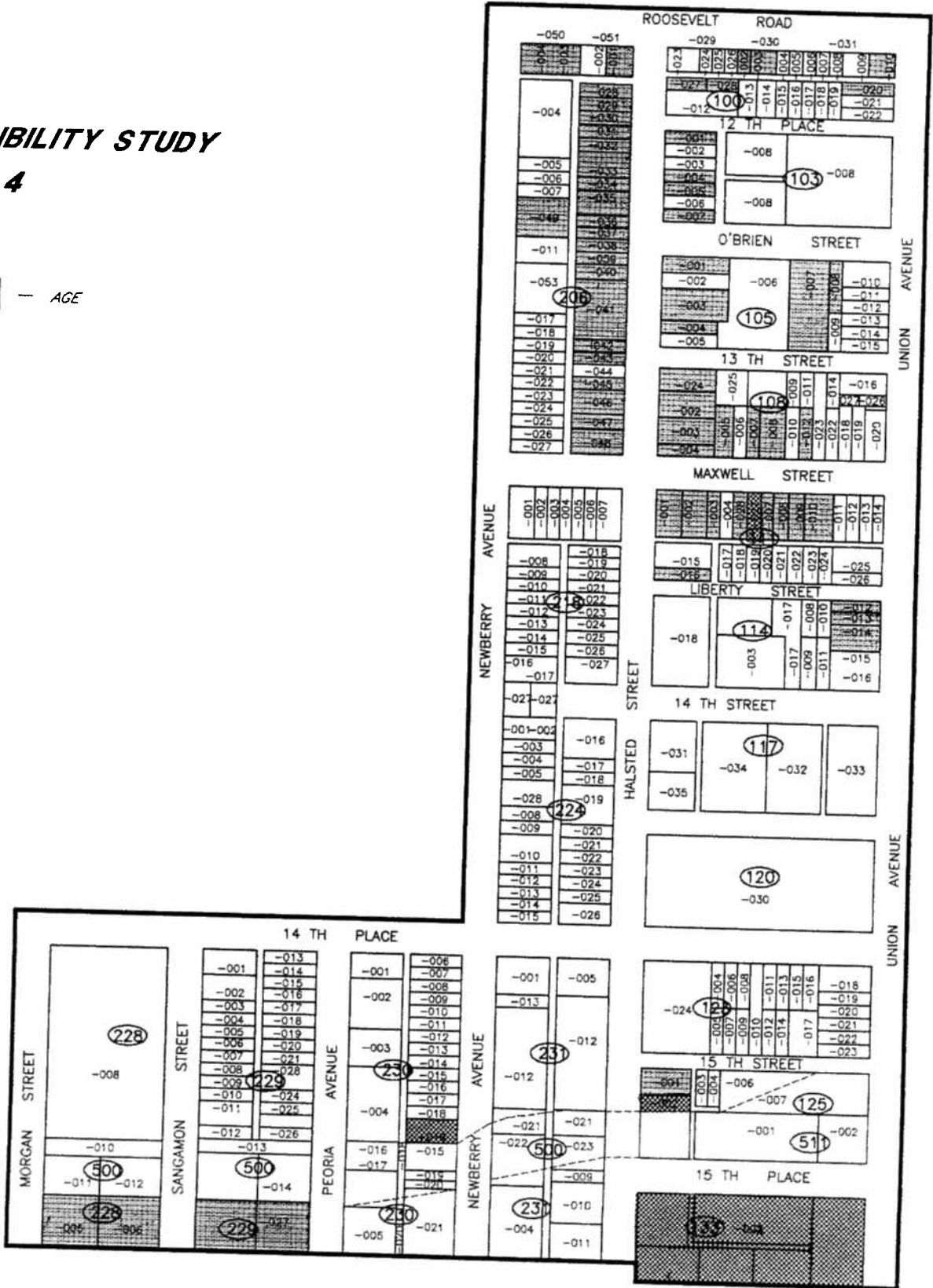


LEGEND

- BOUNDARY
- 17-4-434 — PIN NUMBERS

ROOSEVELT-UNION

ELIGIBILITY STUDY MAP 4 AGE




LEGEND

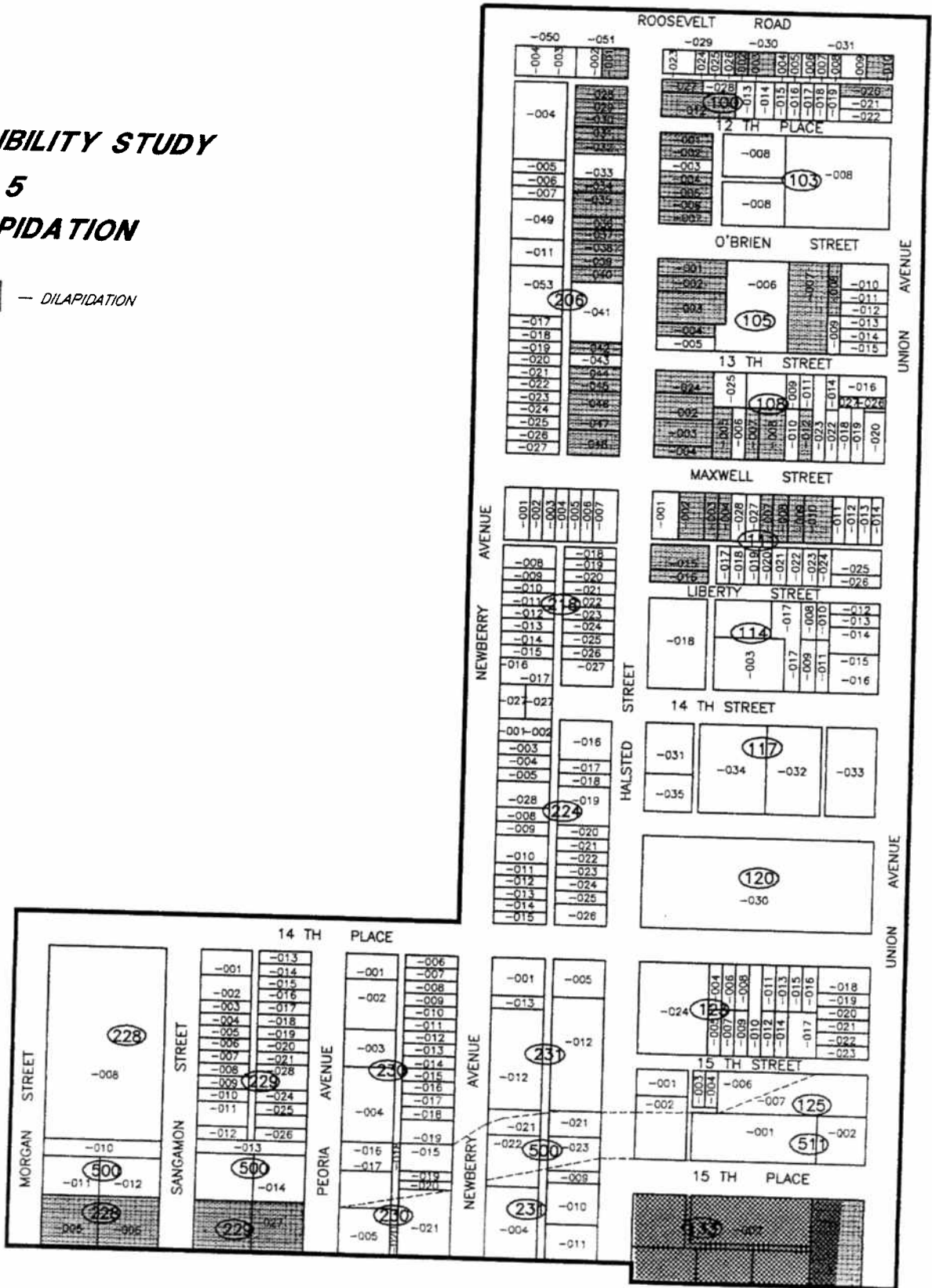
- BOUNDARY
- 17-8-434 --- PIN NUMBERS



ROOSEVELT-UNION

ELIGIBILITY STUDY MAP 5 DILAPIDATION

 — DILAPIDATION




LEGEND

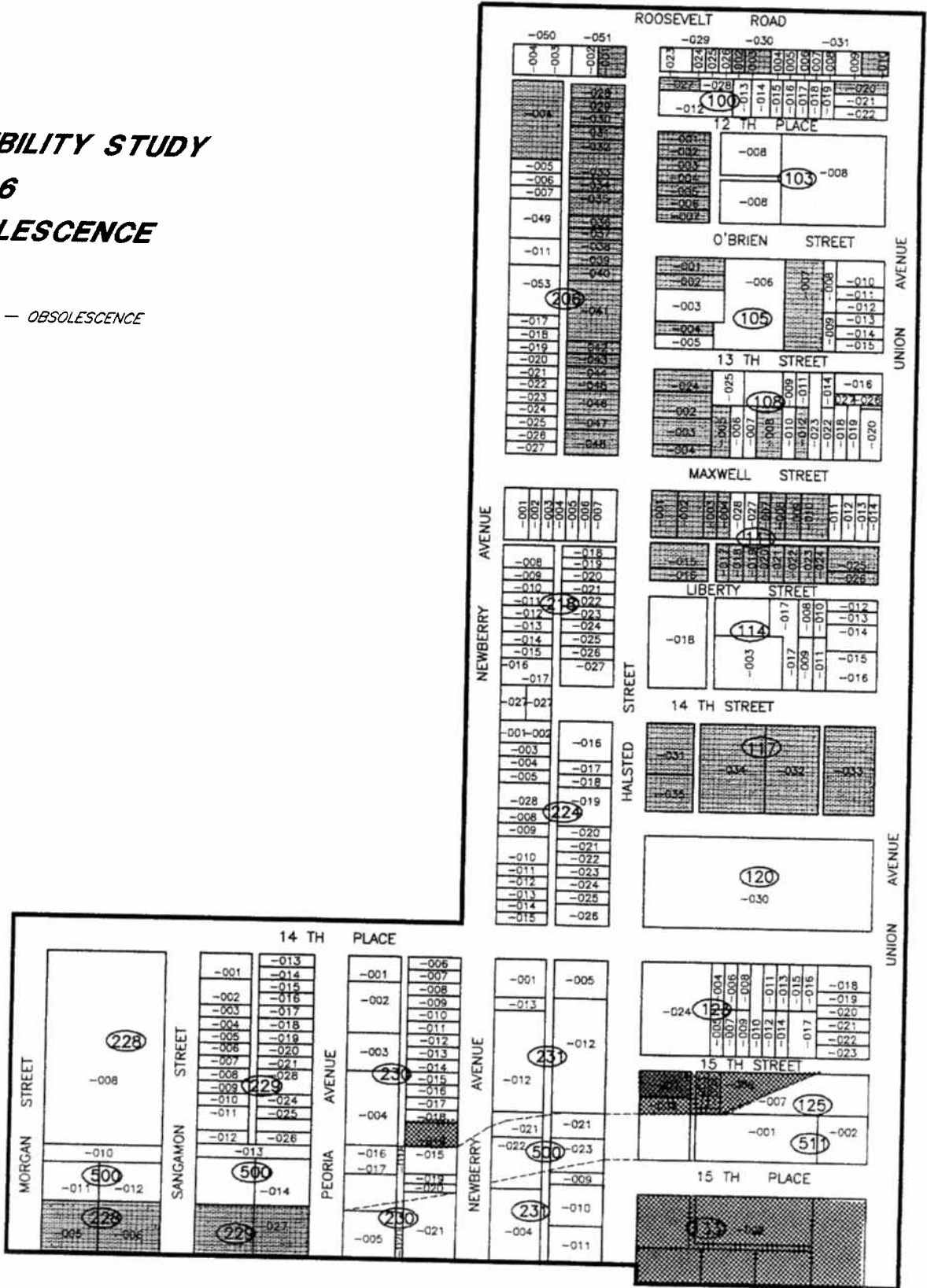
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- 17-8-434 — PIN NUMBERS





ROOSEVELT-UNION

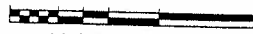
ELIGIBILITY STUDY MAP 6 OBSOLESCENCE

 - OBSOLESCENCE




LEGEND

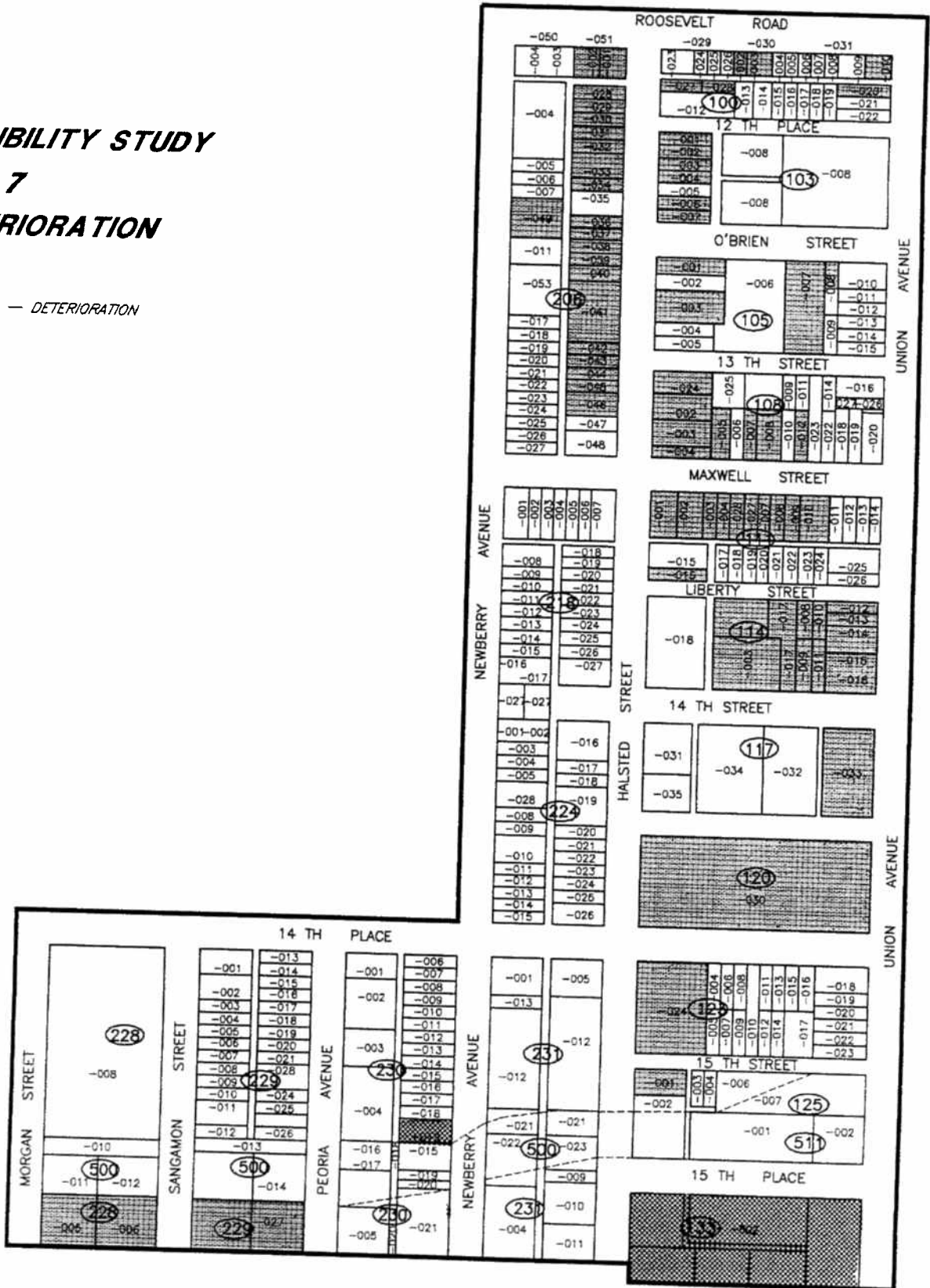
-  - BOUNDARY
-  - PIN NUMBERS



ROOSEVELT-UNION

ELIGIBILITY STUDY MAP 7 DETERIORATION

 — DETERIORATION



LEGEND

- BOUNDARY
- 17-8-434 — PIN NUMBERS

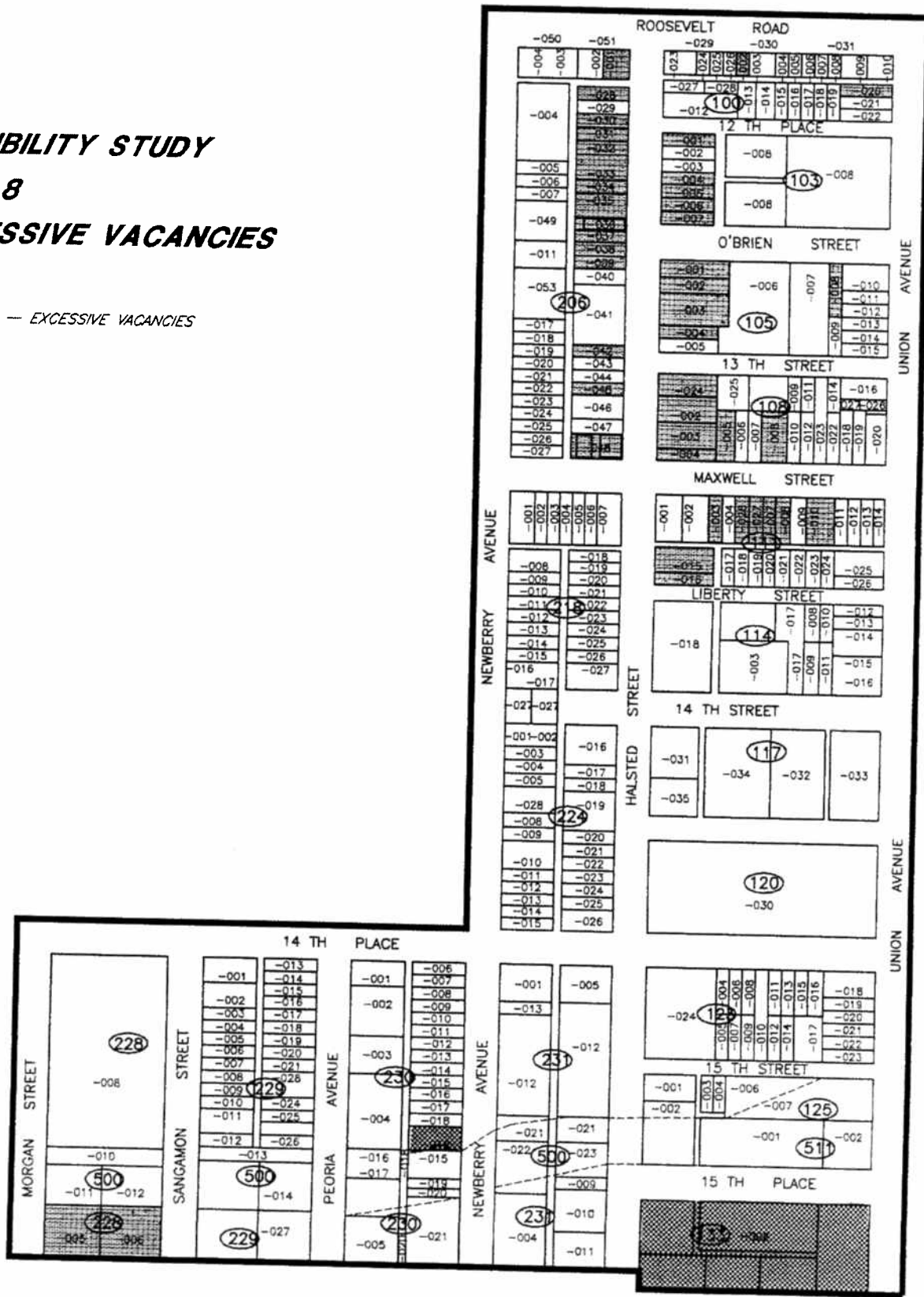


ROOSEVELT-UNION

ELIGIBILITY STUDY MAP 8 EXCESSIVE VACANCIES



— EXCESSIVE VACANCIES



LEGEND

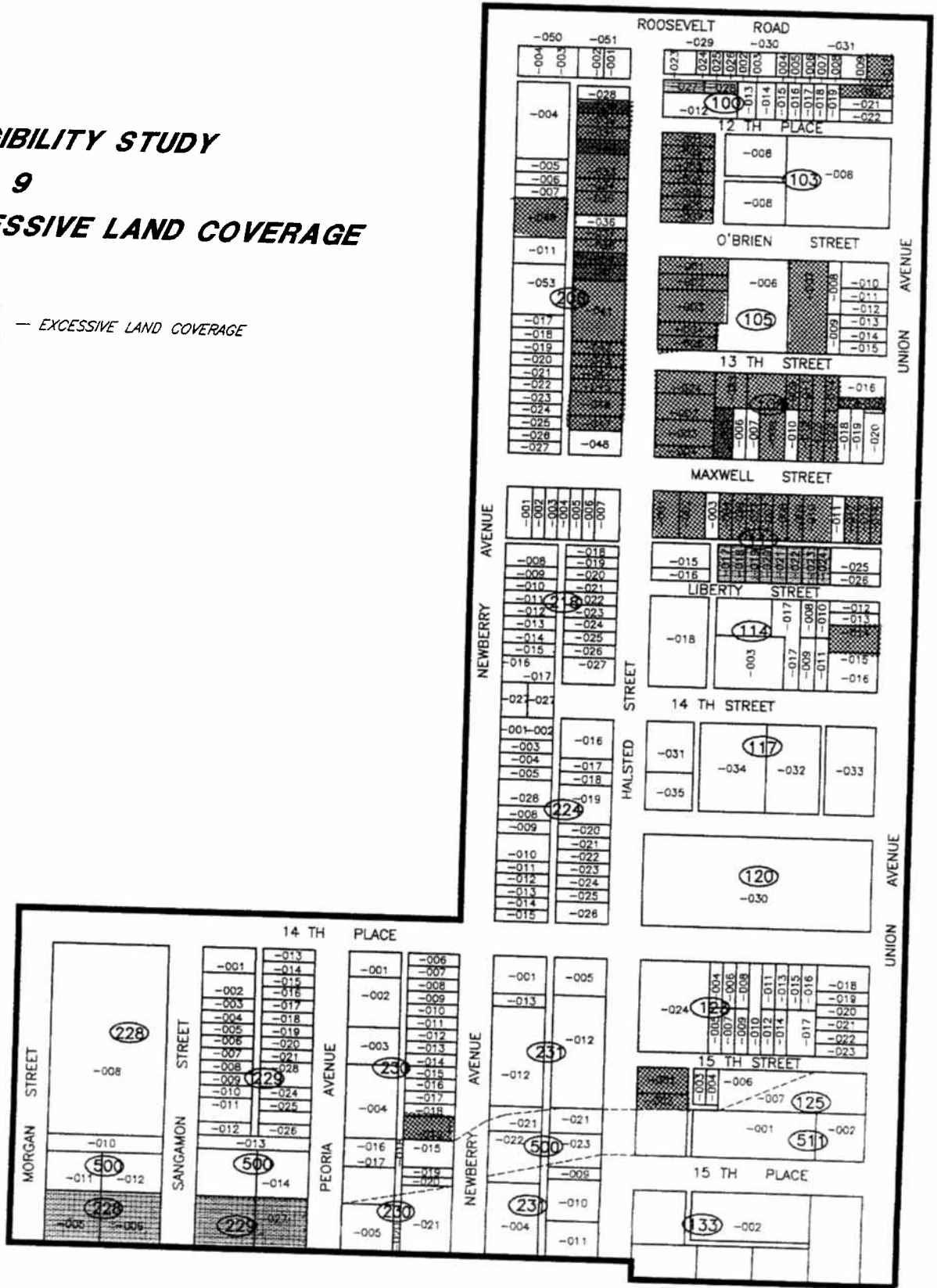
— BOUNDARY

17-8-434 — PIN NUMBERS



ROOSEVELT-UNION

ELIGIBILITY STUDY MAP 9 EXCESSIVE LAND COVERAGE

 - EXCESSIVE LAND COVERAGE




LEGEND

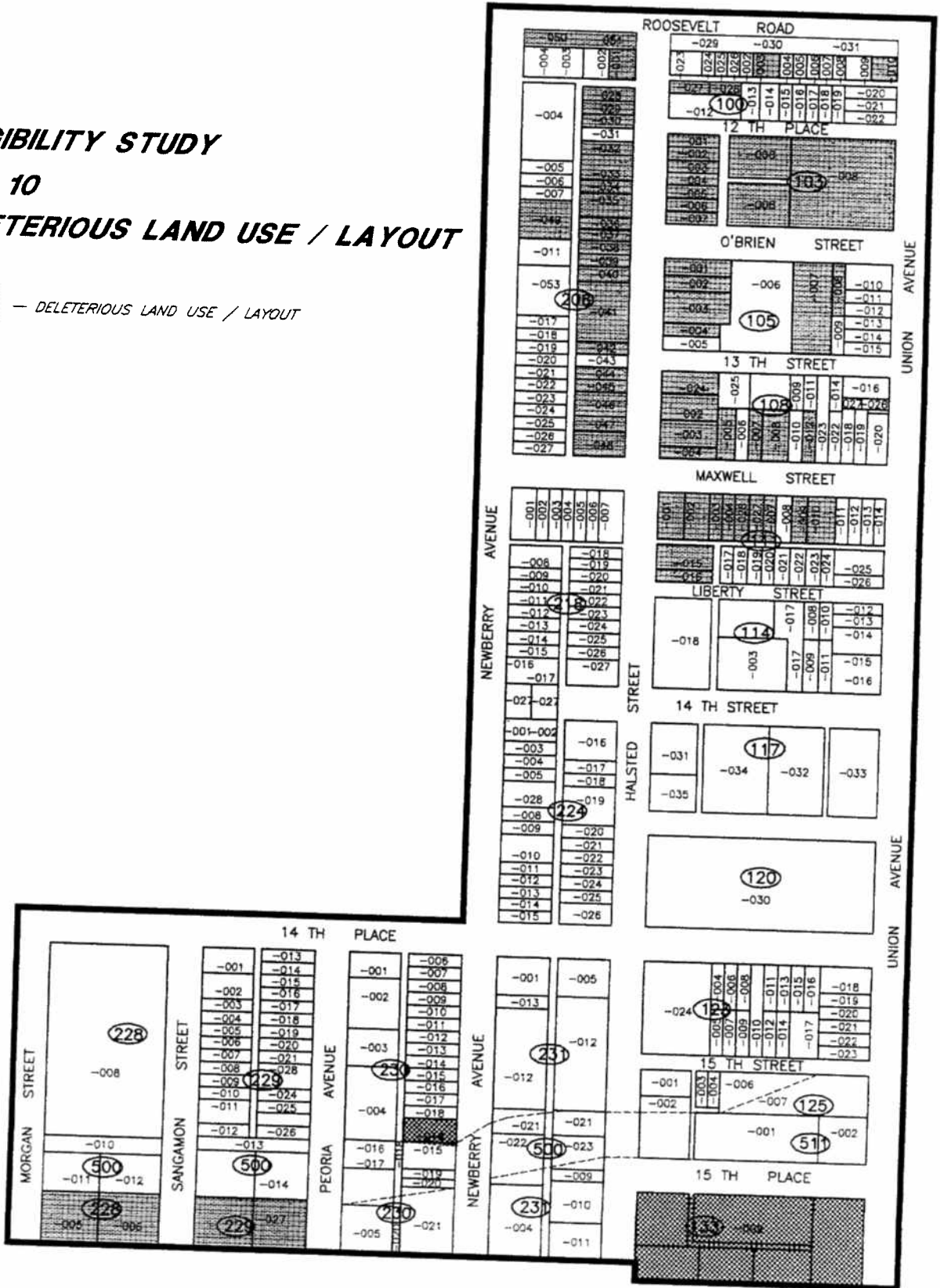
-  - BOUNDARY
-  - PIN NUMBERS



ROOSEVELT-UNION

ELIGIBILITY STUDY MAP 10 DELETERIOUS LAND USE / LAYOUT

 - DELETERIOUS LAND USE / LAYOUT



LEGEND

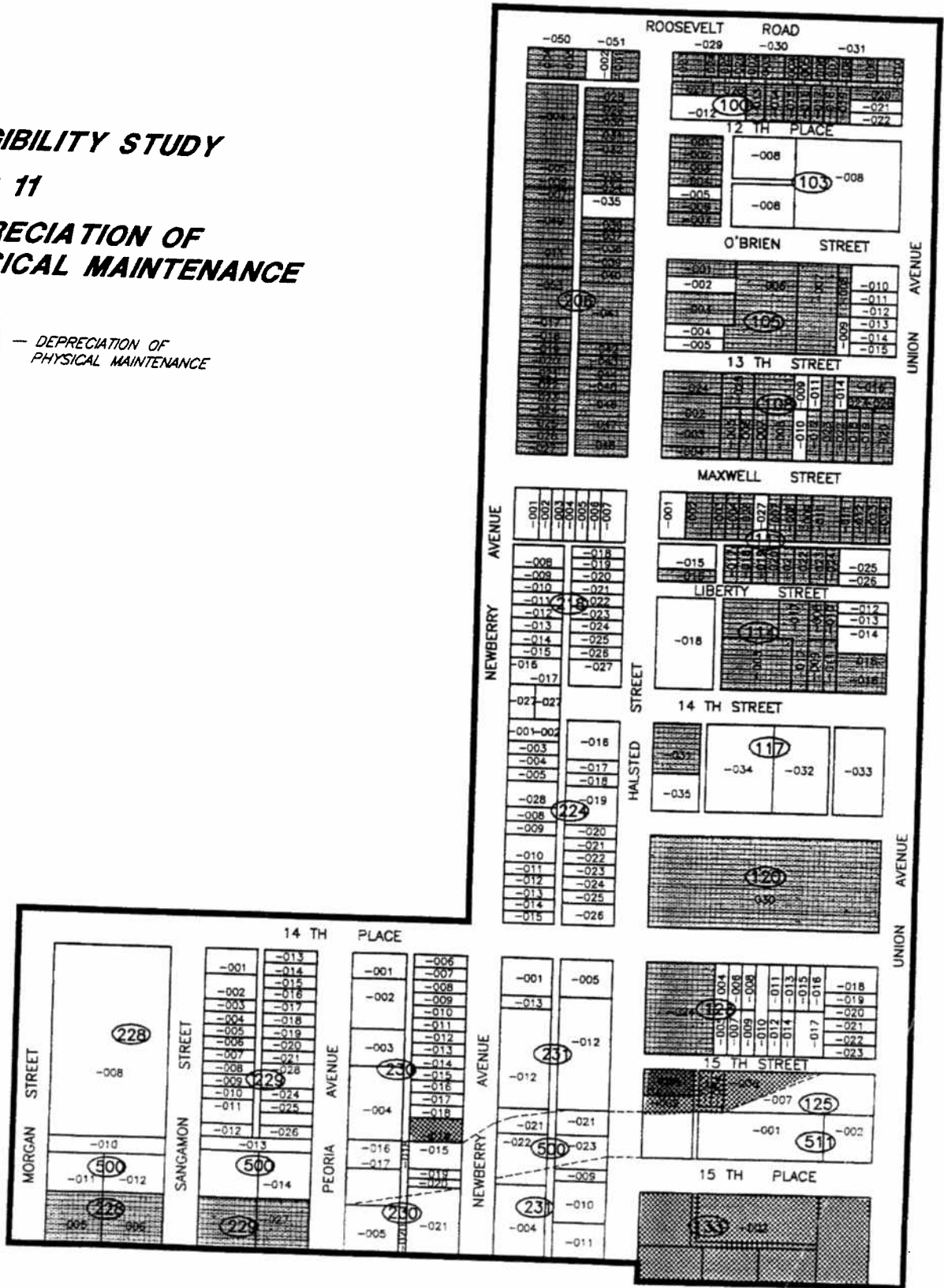
- BOUNDARY
- 17-8-434 — PIN NUMBERS



ROOSEVELT-UNION

ELIGIBILITY STUDY MAP 11 DEPRECIATION OF PHYSICAL MAINTENANCE

 - DEPRECIATION OF
PHYSICAL MAINTENANCE



LEGEND

— BOUNDARY
17-8-434 — PIN NUMBERS

Roosevelt/Union

Consultant/Firm: Louik/Schneider & Associates, Inc.

Ward(s)/Alderman: 2nd, Madeline Halthcock

Community area(s): 28, Near West Side

Location: Redevelopment area includes land bounded by Roosevelt Road on the north; 15th Place on the south; Morgan Street on the west and Union Avenue on the east

Proposed Land Uses: Residential, institutional and commercial mixed use development

Acreage and/or Number of Pins: 58 acres, 317 PIN's

EAV at time of plan: \$3,968,563

Anticipated EAV of TIF District: \$48,000,000-55,000,000

Estimated Budget:

Land acquisition & Assembly	\$ 34,000,000
Planning, Legal, analysis, etc	\$ 750,000
Site Preparation	\$ 10,000,000
Rehabilitation of Structures	\$ 4,000,000
Public Improvements	\$ 45,000,000
Job Training & Retraining	\$ 1,250,000
Relocation	\$ 500,000
Capital Costs	\$ 5,000,000
Interest Costs	\$ 2,500,000
Total Cost	\$103,000,000

TIF Legislative Dates

TIF expiration date: 5/12/2022

City Council Approval: 5/12/99

CDCP Hearing: 9/8/98

Roosevelt/Union (page 2)

Portability: Not Portable

Adjacencies: none

Expiration of adjacencies: n/a

Prior Land Uses: The area consists of predominately institutional and commercial.