

**CITY OF CHICAGO**

**DEVON & WESTERN REDEVELOPMENT PROJECT AREA**

**TAX INCREMENT FINANCE PROGRAM**

**REDEVELOPMENT PLAN AND PROJECT**

**CITY OF CHICAGO  
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**REDEVELOPMENT PLAN AND PROJECT FOR  
DEVON & WESTERN REDEVELOPMENT PROJECT AREA  
TAX INCREMENT FINANCING PROGRAM**

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## I. INTRODUCTION

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

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

Numerous deteriorated and obsolete commercial buildings, a significant number of underutilized parcels, and a general lack of maintenance of properties characterize the Redevelopment Project Area. Much of the Redevelopment Project Area consists of:

- deteriorated buildings and site improvements,
- inadequate parcel sizes,
- overcrowded facilities, and;
- other deteriorating characteristics

The purpose of the Devon & Western Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project (the "Plan") is to establish a mechanism to allow for the planning and financing of rehabilitation of existing businesses, mixed uses and 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 Lambert Group, and Macondo Corp. The City 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 Act. Louik/Schneider & Associates, Inc. has prepared this Plan and the related eligibility report with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related eligibility report 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 report will comply with the Act.

### **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 a "conservation 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 incremental increases in tax revenues for public and private redevelopment. These incremental tax revenues may be used to pay for upfront costs that are required to stimulate private investment in new development or rehabilitation or to reimburse private developers for eligible costs incurred in connection with qualified redevelopment or rehabilitation projects. Municipalities may issue obligations to be repaid from the incremental tax revenues generated within the blighted or conservation area.

The property tax increment revenue is calculated by determining the difference between the certified equalized assessed value ("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 to arrive at the incremental real property tax.

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

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

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

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

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

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

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

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

## II. REDEVELOPMENT PROJECT AREA DESCRIPTION

The Redevelopment Project Area is located on the north side of the City, approximately seven miles north of the central business district covering approximately 52.17 acres. The Redevelopment Project Area as previously identified is generally bounded by Arthur Avenue (6500 N) and the alley north of Devon Avenue (6400 N) on the north, Foster Avenue (5200 N) on the south, the alley east of Clark Street (1600 W) and the alley east of Western Avenue (2400 W) on the east, and Kedzie Avenue (3200 W) and the alley west of Western Avenue on the west. The boundaries and individual Permanent Index Numbers ("PIN") are identified in - Map 1, Boundary Map and PIN map 1A, 1B, and 1C. The Redevelopment Project Area includes only those contiguous parcels of real property and public right of ways that are expected to be substantially benefited by the Plan.

The Redevelopment Project Area is well suited to commercial and mixed-use development and its close proximity to good local and regional transportation networks makes the area accessible to shoppers and residents.

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 the #49B North Western, #84 Peterson, #92 Foster, #93 California, #96 Lunt, and #155 Devon. The CTA Red Line runs adjacent to the Redevelopment Project Area on the eastern side while the Brown Line runs just southwest of the Redevelopment Project Area between Damen and Ashland Avenues.

### A. EXISTING LAND USE AND CONDITIONS

Based on field surveys conducted by Macondo Corp. and Louik/Schneider & Associates, Inc. the following land uses were identified in the Redevelopment Project Area: commercial (includes both retail and office uses), residential, mixed use (commercial/residential), institutional, industrial, and cemetery. The predominant land use throughout the Redevelopment Project Area is commercial and mixed use (commercial/residential) on both Devon and Western Avenues.

The Redevelopment Project Area is naturally divided into two sections, Devon Avenue and Western Avenue. Although the parcels, buildings, and businesses along Devon Avenue differ in size and characteristics from those on Western Avenue, both streets share common problems: deteriorated buildings and site improvement, underutilized parcels, a general lack of maintenance of properties, lack of parking, traffic congestion (particularly on Devon Avenue), high speed traffic (particularly on Western Avenue), and alleys that are deteriorated and difficult to access. The majority of the buildings along both Devon and Western Avenue are deteriorated.

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

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

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

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

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

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



## B. AREA HISTORY<sup>1</sup>

The Redevelopment Project Area is located primarily in the City's West Ridge community. The eastern portion of the Redevelopment Project Area (four blocks east of Ridge Avenue) is located in the Rogers Park (on the north) and Edgewater (on the south) communities. The area south of Peterson Avenue along Western Avenue is located within the Lincoln Square (on the east) and North Park (on the west) communities.

West Ridge and the adjacent four communities are primarily residential communities that consist of single family homes, two flats, and large apartment buildings with commercial districts along the main arterial streets.

The West Ridge community was settled in 1830. At that time, Philip Rogers acquired 1,600 acres of land west of what is today Ridge Avenue. An elevated glacial ridge east of west Ridge is how the West Ridge community name came about. The ridge served as a primary travel route from the areas to the north and the south. During the 1920s, the population of West Ridge began to increase substantially. By 1930, West Ridge's population increased from 7,500 to 40,000 people. The area was well developed with two-and three-flats and bungalows. It was at this time that the eastern portion of West Ridge flourished. The western portion of West Ridge developed later on.

Throughout West Ridge's history, many different ethnic groups have settled in the area. The area's original settlers were of German descent. The Germans were followed then by the Swedish and north Europeans in the 1920s. Then, the Jewish and Irish migrated into West Ridge in the 1950s and 1960s. Starting in the 1980s and through the 1990s, West Ridge became home for immigrants from the Middle East, Central America, and Asia.

As the areas ethnic groups changed so did the Devon Avenue commercial street. When the majority of the population was Jewish, the businesses reflected the Devon Avenue was recognized for high-end garments and Jewish oriented businesses. In the 1980s, the east end of Devon Avenue began to change and is now recognized as a south Asian shopping district. The shops and businesses along Devon Avenue are representative of the West Ridge's ethnic diversity and include all of the immigrants in the area. A variety of ethnic foods can be found at local Devon Avenue restaurants and/or grocery stores. The businesses and cultural centers represent the ethnic diversity of the community. Devon Avenue is also host to Bangladesh Independence Day, Indian Independence Day, and Pakistani Independence Day parades as well as a Taste of Northtown.

## C. LEGAL DESCRIPTION

A legal description of the Redevelopment Project Area has been prepared by American Surveying Consultants, P.C. and is attached as Exhibit 1 - Legal Description.

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<sup>1</sup> Local Community Fact Book Chicago Metropolitan Area 1990

#### D. ZONING CHARACTERISTICS

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

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

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

### 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. The revitalization of the Redevelopment Project Area will be achieved through rehabilitation of the existing structures and new development, if appropriate. It is essential to preserve the character of the existing structures and the variety of businesses. Many of the goals and objectives of the Plan can be achieved through the effective use of different local, state and federal mechanisms.

#### A. GENERAL GOALS AND REDEVELOPMENT OBJECTIVES

In order to facilitate new private investment in the Redevelopment Project Area in a planned manner, the establishment of goals and objectives is necessary. The goals listed below are meant to guide the development and/or the review of all future projects that will be undertaken in the Redevelopment Project Area.

**GOAL 1** Improve the quality of life in Chicago by enhancing the local tax base through the improvement of the Redevelopment Project Area's economic vitality.

**OBJECTIVES** Reduce or eliminate those conditions that qualify the Redevelopment Project Area as a Conservation Area.

Create a physical environment that is conducive for commercial and mixed uses.

**GOAL 2** Encourage sound community and economic development in the Redevelopment Project Area.

**OBJECTIVES** Encourage private investment and commercial revitalization through incentives.

Promote the Redevelopment Project Area's amenities, in particular its proximity to surrounding residential communities, to encourage revitalized commercial development.

**GOAL 3** 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.

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

Create streetscaping amenities that are attractive for the area businesses.

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

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

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

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

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

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

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

Enhance the pedestrian use of the Redevelopment Project Area.

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

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

## **B. DESIGN OBJECTIVES**

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

- Develop a safe and functional traffic circulation pattern, adequate ingress and egress, and increased parking capacity in the Redevelopment Project Area.
- Encourage high standards of building rehabilitation, including facade restoration, storefront merchandising, awning and entryways where appropriate, and streetscape design to ensure the high quality appearance of buildings and rights-of-way
- Maintain and preserve existing street patterns, setbacks, heights, and architectural styles.
- Encourage a variety of streetscape amenities, which include such items as sidewalk/street planters, flower boxes, plazas, and wrought-iron fences where appropriate.
- Emphasize the Redevelopment Project Area at the following key intersections along Devon and Western Avenues.
- Increase the green areas and plantings throughout the Redevelopment Project Area.
- Incorporate pedestrian amenities such as sitting areas, attractive bus shelters, landscaping and ornamental lighting.

#### **IV. CONSERVATION AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA**

The Act authorizes Illinois municipalities to redevelop qualified 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."

As set forth in the Act, a "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures are 35 years of age or older (the "Age Requirement") that also exhibits the presence of three (3) or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; 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. A conservation area is not yet blighted, but because of age and the combination of three or more of the above-stated factors, is detrimental to public safety, health, morals, or welfare and may become a blighted area. Such factors, taken together, must indicate that the area on the whole has not been subject to growth and development through investments by private enterprise, and would not reasonably be anticipated to be developed without action by the City.

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

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

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

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

Major extent

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

Minor extent

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

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

### AGE REQUIREMENT

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

### MAJOR EXTENT

#### 1. OBSOLESCENCE

Obsolescence, both functional and economic, includes vacant and dilapidated structures and industrial buildings that are difficult to reuse by today's standards. In the Redevelopment Project Area, obsolescence is **present to a major extent**, being found in 505 (92.7%) of the 545 parcels and in 72 of the 75 blocks.

#### 2. 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**, being found in 273 of the 351 (77.8%) buildings, in 400 of the 545 (73.4%) parcels and in 71 of the 75 blocks.

#### 3. 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**, being found in 289 of the 351 (82.3%) buildings and in 446 of the 545 (81.8%) parcels and in 66 of the 75 blocks.

#### 4. 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 or layout is **present to a major extent**, being found in 465 of the 545 (85.3%) parcels and in 65 of the 75 blocks.

## 5. 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**, being found in 303 of the 351 (86.3%) buildings, in 476 of the 545 (87.3%) parcels, and in 71 of the 75 blocks.

### Minor Extent

#### 1. DILAPIDATION

Dilapidation refers to an advanced state of disrepair of buildings and improvements. In the Redevelopment Project Area, dilapidation is **present to a minor extent**, being found in 21 of the 351 (5.98%) buildings and in 15 of the 75 blocks.

#### 2. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

With building code violation information supplied by the City of Chicago Department of Buildings, all structures cited for not meeting the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property were identified within the Redevelopment Project Area. Structures below minimum code standards are **present to a minor extent**, being found in 159 of the 351 (45.3%) buildings and in 65 of the 75 blocks in the Redevelopment Project Area over the last five years.

#### 3. EXCESSIVE VACANCIES

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

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

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

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

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



## B. ELIGIBILITY FINDINGS CONCLUSION

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

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

Additional research indicates that the Redevelopment Project Area on the whole (i) has not been subject to growth and development through investment by private enterprise and (ii) would not reasonably be anticipated to be developed without the adoption of the Plan. Specifically:

- Exhibit 2 - Building Permit Requests contains a summary of the building permit requests for new construction and major renovation representing new investment. From 1993 through March of 1998, 12 permits for new construction or major renovation representing 3.1% of the buildings totaling \$1,158,330. Less than \$280,000 was spent on improvements for ten of the 12 permits. For the same five year time period there were three buildings demolished in the Redevelopment Project Area.
- The EAV for all property in the City increased from \$28,661,954,119 in 1993 to \$33,940,145,776 in 1998, a total of 18.42% or an average of 3.68% per year. Over the same time period, the Redevelopment Project Area has experienced an overall EAV increase of 16.62% from \$61,650,512 in 1993 to \$71,896,034 in 1998, an average increase of 3.32% per year. This increase results from improvements to a limited number (approximately 3.8%) of the Redevelopment Project Area, and inflation. The Redevelopment Project Area has been subject to a lower rate of investment and appreciation than the City as a whole, indicating a relative lack of investment directed towards the properties in the Redevelopment Project Area.

The analysis above is based upon data assembled by Louik/Schneider & Associates, Inc., The Lambert Group, and Macondo Corp. Based upon the findings of the Eligibility Report 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. DEVON & WESTERN REDEVELOPMENT PROJECT

To assist local business owners and stimulate growth and development within the Redevelopment Project Area, the proposed land uses and Plan have been developed. The Redevelopment Project Area should be rehabilitated but maintained as a mixed-use commercial district that better serves the surrounding community as well as the visitors who come to the area from suburban areas and even other states. The commercial district along Devon Avenue differs in character from the district along Western Avenue. Devon Avenue businesses serves as a multicultural shopping and dining district and Western Avenue is characterized by automobile sales and repair businesses and the cemetery. The improvements needed to enhance and improve the conditions along both streets are similar. The private investment and public improvement projects identified for the Redevelopment Project Area include the following: rehabilitation of existing structures, development and/or rehabilitation of parking facilities, reevaluation of existing circulation patterns, infrastructure and streetscape improvements and development of open space. The focus of the Plan is to achieve the general goals, the redevelopment objectives and the design objectives previously outlined in Section III while enhancing the overall appearance and general conditions of the Redevelopment Project Area.

### A. GENERAL LAND USE PLAN

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

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

#### **COMMERCIAL**

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

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

**RESIDENTIAL**

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

**MIXED USE (COMMERCIAL/RESIDENTIAL)**

The proposed mixed-use (commercial/residential) land use allows for either use to be employed independently or in combination. The mixed use primarily includes existing buildings where commercial businesses are located on the first floor with residential units and/or offices above. Mixed-use (commercial/residential) is also proposed in some areas where commercial uses currently exist. The change in land use from commercial to mixed use (commercial/residential) will allow for a broader range of possible future developments, but is not meant to indicate that residential uses would replace commercial uses. Future developments should focus on commercial with residential above where appropriate throughout the Redevelopment Project Area.

**INSTITUTIONAL**

Institutional land uses include property utilized by educational and publicly owned facilities. The Redevelopment Project Area includes existing institutional facilities and the western portion of Rosehill Cemetery.

Permitted alternative land uses allowed for Parcel C of Rosehill Cemetery as defined by the cemetery declaration including the following institutional uses: a private or public school, a retirement home, a nursing home or other health care facility, a church, a synagogue, or other place of worship and associated off-street parking.

**OPEN SPACE**

An open space land use is proposed for a portion of Rosehill Cemetery that is unimproved cemetery property and is included within the boundaries of the Redevelopment Project Area.

Permitted alternative land uses allowed for Parcel B of Rosehill Cemetery under the cemetery declaration include the following open space uses: a nature preserve, a nature conservancy area, a public park or a forest preserve and associated off-street parking.

**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 conditions which make the Redevelopment Project Area susceptible to blight.

The Plan proposes the Redevelopment to stimulate and revitalize not only the Redevelopment Project Area, but also the surrounding areas. The rehabilitation of existing retail, commercial and institutional uses that are neighborhood oriented should benefit not only the Devon and Western Avenue corridors but also the surrounding residential neighborhoods.

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

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

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

- **Open Space** - Develop the portion of Rosehill Cemetery that allows for open space according to the cemetery declaration and restrictions allowed. Ensure that the open space is designed, landscaped and appropriately buffers and complements the cemetery.

The Plan for the Redevelopment Project Area incorporates the use of tax increment funds to stimulate and stabilize the Redevelopment Project Area through the planning and programming 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 possible issuance of bonds to be repaid from the incremental increase. A developer or user may undertake the responsibility for the required site improvements and may further be required to build any agreed-upon improvements required for the project. Under a redevelopment agreement, the developer may also be reimbursed from incremental tax revenues (to the extent permitted by the Act) for all or a portion of eligible costs.

### 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 those listed below. Some of the costs listed below will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999.

1. **ANALYSIS, ADMINISTRATION, STUDIES, LEGAL, ETC.** 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 plans and specifications, marketing sites within the area to prospective businesses, developers, and investors, 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/SITE PREPARATION.** To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the Redevelopment Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Property assembly costs, includes but is not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, environmental remediation, and the clearing and grading of land. Site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers are also included.

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

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

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

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.** To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project. This category may also include reimbursement of capital costs of taxing districts impacted by the redevelopment of the Redevelopment Project Area, as permitted by the Act.
8. **PROVISION FOR RELOCATION COSTS.** Relocation assistance may be provided in order to facilitate redevelopment of portions of the Redevelopment Project Area, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and financial assistance as determined by the City.

The costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.

9. **PAYMENT IN LIEU OF TAXES ACCORDING TO THE ACT.**
10. **COSTS OF JOB TRAINING.** Funds may be provided for costs of job training, advanced vocational education, "welfare to work" programs implemented by businesses located within the redevelopment project area, 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 described in this paragraph, then the amounts due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
  - d) The total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total of costs paid or incurred by the developer or redeveloper for the redevelopment project plus redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act.
  - e) Up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
12. **NEW CONSTRUCTION COSTS.** The Act currently provides that incremental property tax revenues **may not** be used by the City for the construction of new privately owned buildings.
13. **REDEVELOPMENT AND OTHER AGREEMENTS.** The City may enter into redevelopment agreements with private developers or redevelopers, which may include but not be limited to, terms of sale, lease or conveyance of land, requirements for site improvements, public improvements, job training and interest subsidies. In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements. In addition, the City may enter into intergovernmental agreements with public entities to construct, rehabilitate, renovate or restore public improvements.
14. **AFFORDABLE HOUSING.** The City requires that developers who receive TIF assistance for market rate housing set aside at a minimum 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.
15. **DAYCARE SERVICES.** The cost of daycare services for children of employees from low-income families working for businesses located within the redevelopment project area and all or portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or

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

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15. **DAYCARE SERVICES.** The cost of daycare services for children of employees from low-income families working for businesses located within the redevelopment project area and all or portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or

regional median income as determined from time to time by the United States Department of Housing and Urban Development.

16. **SCHOOLS.** An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act.
17. **LOW-INCOME HOUSING.** Up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.

To undertake these activities, redevelopment project costs will be incurred. "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 City may incur Redevelopment Project Costs which are paid for from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

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, 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.

In the event the Act is amended after the date of the approval of this Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs (such as, for example, to include the cost of construction of residential housing), or (b) expand the scope or increase the amount of existing eligible redevelopment costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Plan. In the event of such amendment(s), the City may add any new eligible redevelopment project cost as a line item in Table 1 (which sets forth the eligible costs for this Plan), or otherwise adjust the line items in Table 1 without amendment to this Plan. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Plan.

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 number of projects and amount of incremental tax revenues generated and the City's willingness to fund proposed projects on a project-by-project basis.

**TABLE 1 - ESTIMATED REDEVELOPMENT PROJECT COSTS**

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

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

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

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

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

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

Funds necessary to pay for Redevelopment Project Costs are to be derived principally from tax increment revenues and proceeds of municipal obligations that 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 City may also incur Redevelopment Project Costs which are paid for from funds of the City

other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. 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 initial base EAV 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 may, in the future, be contiguous to, or be separated only by a public right of way from, other redevelopment project areas created under the Act. The City may utilize incremental property taxes received from the Redevelopment Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right of way, and vice versa. The amount of revenue from the Redevelopment Project Area made available to support such contiguous redevelopment project areas, or those separated only by a public right of way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Redevelopment Project Area, shall not at any time exceed the total redevelopment Project Costs described in the Plan. The Redevelopment Project Area may become contiguous to, or separated only by a public right of way from, redevelopment project areas created under the Industrial Jobs Recovery Law (the "Law"), 65 ILCS 5/11-74.6-1, et seq. If the City finds the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right of way are interdependent with those of the Redevelopment Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Redevelopment Project Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposed to utilize incremental revenues received from the Redevelopment Project Area to pay eligible redevelopment project costs (which are eligible under the industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Redevelopment Project Area, and such areas. The amount of revenue from the Redevelopment Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Redevelopment Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 1 of this Plan.

#### **E. ISSUANCE OF OBLIGATIONS**

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

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this redevelopment project area is adopted (By December 31, 2023). One or more series of obligations may be sold at one or more times in order to implement this Plan. The amounts payable in any year as principal and interest on all obligations issued by the City pursuant to the Plan and the Act shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or other sources of funds (including ad valorem taxes) as may be provided by ordinance. Obligations may be of parity or senior/junior lien natures. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

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

#### **F. EQUALIZED ASSESSED VALUATION OF PROPERTIES**

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

#### **G. ANTICIPATED EQUALIZED ASSESSED VALUATION**

Although development in the Redevelopment Project Area may occur after 2009, it is not possible to estimate with accuracy the effect of such future development on the EAV for the Redevelopment Project Area. By the year 2009, 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 to be between \$95,000,000 and \$100,000,000. These estimates are based on several key assumptions, including: 1) all currently projected development will be completed by 2009; 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 2.1799 as applied to 1998 assessed values will remain unchanged; 4) for the

duration of the Redevelopment Project Area, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 1998 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. In addition, as described in Section N of the Plan, "Phasing and Scheduling of Redevelopment," public improvements and the expenditure of Redevelopment Project Costs 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 - Conservation Area Conditions, the Redevelopment Project Area as a whole is adversely impacted by the presence of numerous blighting or conservation area 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. Continued existence of the factors referenced above and the lack of new development projects initiated or completed within the Redevelopment Project Area evidence the lack of private investment.

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 \$28,661,954,119 in 1993 to \$33,940,145,776 in 1998, a total of 18.42% or an average of 3.68% per year. Over the last five years, from 1993 to 1998, the Redevelopment Project Area has experienced an overall EAV increase of 16.62% from \$61,650,512 in 1993 to \$71,896,034 in 1998, an average increase of 3.32% per year.

A summary of the building permit requests for new construction and major renovation in the Redevelopment Project Area is found in Exhibit 2 - Building Permit Requests. Building permit requests for new construction and renovation representing new investment for the Redevelopment Project Area from 1993 - 1999 totaled \$1,158,330.

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

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

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

tax revenue to all taxing districts. Successful implementation of the Plan is expected to enhance the values of properties within and adjacent to the Redevelopment Project Area.

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

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

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

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

The proposed Redevelopment Plan and Project involves the rehabilitation of existing commercial and/or residential buildings and possibly the construction of new commercial and residential developments. Therefore, as discussed below, the financial burden of the Redevelopment Plan and Project on taxing districts is expected to be moderate. In addition to the major taxing districts summarized above, the City of Chicago Library Fund has taxing jurisdiction over part or all of the Redevelopment 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.

#### **IMPACT OF THE REDEVELOPMENT PROJECT**

The commercial and/or residential rehabilitation should not increase the demand for services and/or capital improvements to be provided by the Chicago Board of Education, the Metropolitan Water Reclamation District, the Chicago Park District and the City. The estimated nature of these demands for services on these taxing districts is described below.



Chicago Board of Education. The commercial/residential rehabilitation should not increase demand for the educational services and the number of schools provided by the Chicago Board of Education. There are currently no Chicago Public Schools located in the Redevelopment Project Area. The City will monitor residential development if it were to occur, with the cooperation of the Chicago Board of Education, to ensure that any increase in demand for services or future improvements will be addressed.

Metropolitan Water Reclamation District of Greater Chicago. The commercial/residential rehabilitation should not substantially increase the demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

Chicago Park District. The commercial/residential rehabilitation should not increase the need for additional parks beyond any existing needs. There are no parks in the Redevelopment Project Area. The City intends to monitor development with the cooperation of the Chicago Park District to ensure that any increase in the demand for services or future improvements will be adequately addressed.

City of Chicago. The commercial/residential rehabilitation should not increase the demand for services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, etc. It is expected that any increase in demand for the City services and programs maintained and operated by the City can be adequately addressed by the appropriate City departments.

In 1994, the Act was amended to require an assessment of any financial impact of the Redevelopment Project Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. 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 are addressed in connection with any particular development.

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

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

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

**L. PROVISION FOR AMENDING ACTION PLAN**

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

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

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

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

The City shall have the right in its sole discretion to exempt certain small businesses and developers from items two and four above.

**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, numerous public/private improvements and developments can be expected to take place. 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 Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this redevelopment project area is adopted (By December 31, 2023).

## APPENDIX

**TABLE 1 - ESTIMATED REDEVELOPMENT PROJECT COSTS**

	<b>Program/ Action/Improvements</b>	<b>Estimated Costs*</b>
1.	<b>Assemblage of Sites(1):</b>	\$4,000,000
2.	<b>Site Preparation:</b>	\$5,000,000
3	<b>Construction of Public Works or Improvements (1):</b>	\$12,000,000
4.	<b>Relocation:</b>	\$500,000
5.	<b>Rehabilitation costs of public/private buildings and fixtures(1):</b>	\$14,000,000
6.	<b>Job Training:</b>	\$3,000,000
7.	<b>Interest Costs:</b>	\$1,000,000
8.	<b>Daycare Services</b>	\$500,00
9.	<b>Professional Services:</b> studies, surveys, plans & specifications, administrative costs relating to redevelopment plan, architectural, engineering, legal, marketing, financial, planning or other services	\$2,000,000
	<b>Total Redevelopment Costs (2)(3):</b>	<b>\$42,000,000</b>

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

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

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

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

TABLE 2 - 1998 EQUALIZED ASSESSED VALUATION

PIN Number		EAV	PIN Number		EAV
1	10-36-320-029	\$86,237		10-36-327-033-1003	\$72,778
2	10-36-320-030	\$26,087		10-36-327-033-1004	\$74,553
3	10-36-320-031	\$45,172	45	10-36-424-023	\$177,152
4	10-36-320-032	\$45,172	46	10-36-424-024	\$161,066
5	10-36-320-033	\$106,233	47	10-36-424-025	\$105,616
6	10-36-320-050	\$185,010	48	10-36-424-026	\$105,616
7	10-36-321-026	\$196,605	49	10-36-424-027	\$113,948
8	10-36-321-027	\$149,105	50	10-36-424-028	\$111,262
9	10-36-321-028	\$34,580	51	10-36-424-029	\$367,071
10	10-36-321-069	\$321,003	52	10-36-425-027	\$407,593
11	10-36-322-024	\$53,593	53	10-36-425-028	\$186,070
12	10-36-322-025	\$53,593	54	10-36-425-029	\$186,070
13	10-36-322-026	\$98,178	55	10-36-425-030	\$152,063
14	10-36-322-027	\$51,313	56	10-36-425-031	\$465,389
15	10-36-322-028	\$126,048	57	10-36-425-032	\$238,867
16	10-36-322-039	\$223,154	58	10-36-425-033	\$70,755
17	10-36-323-016	\$167,894	59	10-36-426-027	\$221,271
18	10-36-323-017	\$284,150	60	10-36-426-028	\$30,889
19	10-36-323-018	\$145,003	61	10-36-426-029	\$69,262
20	10-36-323-019	\$145,471	62	10-36-426-030	\$88,988
21	10-36-323-020	\$146,903	63	10-36-426-031	\$88,988
22	10-36-324-018	\$109,065	64	10-36-426-032	\$82,734
23	10-36-324-019	\$91,259	65	10-36-426-033	\$82,734
24	10-36-324-020	\$304,416	66	10-36-426-034	\$245,760
25	10-36-324-032	\$500,499	67	10-36-427-027	\$226,289
26	10-36-325-022	\$56,924	68	10-36-427-028	\$151,819
27	10-36-325-026	\$148,129	69	10-36-427-029	\$116,509
28	10-36-325-027	\$20,694	70	10-36-427-030	\$108,561
29	10-36-325-028	\$31,042	71	10-36-427-031	\$108,324
30	10-36-325-032	\$220,719	72	10-36-427-032	\$120,182
31	10-36-325-033	\$209,658	73	10-36-427-033	\$333,638
32	10-36-325-034	\$102,122	74	10-36-428-024	\$282,086
33	10-36-325-035	\$111,430	75	10-36-428-025	\$128,472
34	10-36-326-027	\$105,644	76	10-36-428-026	\$323,693
35	10-36-326-028	\$201,865	77	10-36-428-027	\$337,632
36	10-36-326-029	\$245,810	78	10-36-428-033-8001	Exempt
37	10-36-326-030	\$298,601		10-36-428-033-8002	\$164,118
38	10-36-326-033	\$107,676	79	10-36-429-026	\$566,772
39	10-36-326-034	\$68,242	80	10-36-429-027	\$119,162
40	10-36-327-026	\$96,282	81	10-36-429-028	\$116,875
41	10-36-327-027	\$107,534	82	10-36-429-029	\$44,163
42	10-36-327-028	\$297,545	83	10-36-429-030	\$63,965
43	10-36-327-032	\$108,906	84	10-36-429-031	\$213,508
44	10-36-327-033-1001	\$72,778	85	10-36-430-013	\$60,981
	10-36-327-033-1002	\$72,778	86	10-36-430-025	\$43,140

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

135	11-31-316-030	\$20,059
136	11-31-316-031	\$20,105
137	11-31-316-032	\$20,105
138	11-31-316-033	\$20,105
139	11-31-316-034	\$20,105
140	11-31-316-035	\$20,696
141	11-31-316-045	\$66,014
142	11-31-317-025	\$129,044
143	11-31-317-026	\$38,320
144	11-31-317-028	\$55,075
145	11-31-317-029	\$78,681
146	11-31-317-030	\$84,351
147	11-31-317-033	\$114,695
148	11-31-317-034	\$117,305
149	11-31-318-027	\$105,910
150	11-31-318-028	\$106,460
151	11-31-318-031	\$106,961
152	11-31-318-032	\$59,053
153	11-31-318-033	Exempt
154	11-31-318-034	Exempt
155	11-31-318-035	\$91,242
156	11-31-318-036	\$133,255
157	11-31-318-037	\$205,020
158	11-31-319-033	\$238,895
159	11-31-319-038	Exempt
160	11-31-401-026	\$99,818
161	11-31-401-027	\$43,589
162	11-31-401-028	\$34,198
163	11-31-401-029	\$33,457
164	11-31-401-084	Exempt
165	11-31-401-085	\$649,608
166	11-31-401-086	\$627,242
167	11-31-402-053	\$130,857
168	11-31-402-077	\$261,721
169	11-31-402-087	\$50,938
170	11-31-418-010	\$96,973
171	11-31-418-011	\$96,973
172	11-31-418-012	\$109,996
173	11-31-418-013	\$109,996
174	11-31-418-014	\$109,996
175	11-31-418-015	Exempt
176	11-31-418-016	\$208,937
177	11-31-419-018	\$37,660
178	11-31-419-019	\$43,722
179	11-31-419-020	\$37,017
180	11-31-419-027	\$63,936
181	11-31-419-028	\$63,930
182	11-31-420-007	\$59,821

183	11-31-420-008	Exempt
184	11-31-420-009	\$53,046
185	11-31-420-010	\$107,663
186	11-31-420-011	Exempt
187	13-01-100-001	\$236,079
188	13-01-100-002	\$41,649
189	13-01-100-003	\$120,749
190	13-01-100-004	Exempt
191	13-01-100-005	Exempt
192	13-01-100-006	Exempt
193	13-01-101-001	\$108,707
194	13-01-101-002	\$39,794
195	13-01-101-003	\$44,300
196	13-01-101-004	\$44,300
197	13-01-101-005	\$44,300
198	13-01-101-006	\$42,741
199	13-01-101-007	\$81,833
200	13-01-101-008	\$221,833
201	13-01-101-009	\$125,560
202	13-01-101-010	\$204,693
203	13-01-102-001	\$77,735
204	13-01-102-002	\$59,285
205	13-01-102-003	\$59,285
206	13-01-102-004	\$73,953
207	13-01-102-005	Exempt
208	13-01-102-006	Exempt
209	13-01-102-007	Exempt
210	13-01-102-008	Exempt
211	13-01-102-009	Exempt
212	13-01-102-010	Exempt
213	13-01-103-041	Exempt
214	13-01-103-055	Exempt
215	13-01-104-001	\$195,738
216	13-01-104-002	\$89,777
217	13-01-104-003	\$89,777
218	13-01-104-004	Exempt
219	13-01-104-005	Exempt
220	13-01-104-006	Exempt
221	13-01-104-007	Exempt
222	13-01-104-008	Exempt
223	13-01-105-001	\$189,542
224	13-01-105-002	\$90,956
225	13-01-105-003	\$90,956
226	13-01-105-004	\$43,833
227	13-01-105-005	\$43,833
228	13-01-105-006	\$88,783
229	13-01-105-042	\$89,280
230	13-01-105-043	\$153,727

231	13-01-106-001	Exempt
232	13-01-106-002	Exempt
233	13-01-106-003	Exempt
234	13-01-106-004	Exempt
235	13-01-106-005	Exempt
236	13-01-106-006	Exempt
237	13-01-106-007	Exempt
238	13-01-106-008	Exempt
239	13-01-107-010	\$24,123
240	13-01-107-011	\$13,156
241	13-01-107-019	\$53,933
242	13-01-107-020	\$34,061
243	13-01-107-029	\$740,488
244	13-01-200-001	\$248,509
245	13-01-200-002	\$125,209
246	13-01-200-003	\$77,907
247	13-01-200-004	\$95,375
248	13-01-200-005	\$138,925
249	13-01-200-006	\$47,402
250	13-01-200-007	\$382,468
251	13-01-201-001	\$184,812
252	13-01-201-002	\$67,032
253	13-01-201-003	\$93,352
254	13-01-201-004	\$27,366
255	13-01-201-005	\$27,332
256	13-01-201-006	\$120,287
257	13-01-201-007	\$237,720
258	13-01-202-004	\$163,678
259	13-01-202-005	\$50,432
260	13-01-202-006	\$50,432
261	13-01-202-007	\$95,035
262	13-01-202-008	\$410,377
263	13-01-202-033	\$179,877
264	13-01-202-034	\$148,543
265	13-01-203-005	\$93,666
266	13-01-203-006	\$96,862
267	13-01-203-007	\$74,742
268	13-01-203-008	\$74,742
269	13-01-203-009	\$198,120
270	13-01-203-036	\$286,611
271	13-01-203-037	\$238,466
272	13-01-204-001	\$310,376
273	13-01-204-002	\$80,521
274	13-01-204-003	\$80,521
275	13-01-204-004	\$152,419
276	13-01-204-005	\$152,419
277	13-01-204-006	\$202,380
278	13-01-204-007	\$136,516

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

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



375	13-01-432-029	\$99,349
376	13-01-432-030	\$99,349
377	13-01-432-033	\$339,432
378	13-01-432-034	\$141,258
379	13-01-432-035	\$115,969
380	13-12-209-023	Exempt
381	13-12-209-024	\$81,476
382	13-12-209-025	\$81,476
383	13-12-209-026	\$75,887
384	13-12-209-027	\$117,368
385	13-12-209-028	\$51,027
386	13-12-209-029	\$44,921
387	13-12-209-030	\$44,921
388	13-12-209-031	\$16,469
389	13-12-209-032	\$16,469
390	13-12-209-033	\$102,004
391	13-12-209-034	\$102,004
392	13-12-209-035	\$48,466
393	13-12-209-036	\$43,419
394	13-12-209-037	\$28,489
395	13-12-209-046	\$93,753
396	13-12-209-047	\$129,399
397	13-12-209-049	\$49,846
398	13-12-218-012	\$41,444
399	13-12-218-013	\$58,990
400	13-12-218-014	\$37,980
401	13-12-218-015	\$38,155
402	13-12-218-016	\$38,726
403	13-12-218-017	\$38,445
404	13-12-218-018	\$38,447
405	13-12-218-019	\$38,447
406	13-12-218-023	\$253,662
407	13-12-218-025	\$290,672
408	13-12-218-026	\$46,626
409	13-12-218-034	Exempt
410	13-12-226-004	\$670,269
411	13-12-226-005	\$513,153
412	13-12-226-006	\$2,400,303
413	13-12-226-007	\$356,486
414	13-12-226-015	\$195,864
415	13-12-226-018	\$44,732
416	13-12-226-019	Exempt
417	13-12-233-025	\$238,754
418	13-12-233-032	\$324,177
419	13-12-234-004	\$277,482
420	13-12-234-008	\$59,651
421	14-06-100-001	\$339,580
422	14-06-100-002	\$131,352

423	14-06-100-004	\$267,206
424	14-06-100-005	\$116,592
425	14-06-100-033	\$282,297
426	14-06-100-038	\$87,170
427	14-06-100-039	\$262,486
428	14-06-100-040-8001	Exempt
	14-06-100-040-8002	\$12,576
429	14-06-100-041-8001	Exempt
	14-06-100-041-8002	\$5,463
430	14-06-100-042-8001	Exempt
	14-06-100-042-8002	\$5,415
431	14-06-100-043-8001	Exempt
	14-06-100-043-8002	\$11,706
432	14-06-101-001	\$383,610
433	14-06-101-002	\$126,449
434	14-06-101-003	\$170,028
435	14-06-101-004	\$124,403
436	14-06-101-005	\$83,503
437	14-06-101-006	\$102,115
438	14-06-101-007	\$525,138
439	14-06-102-001	\$314,993
440	14-06-102-002	\$78,867
441	14-06-102-003	\$99,972
442	14-06-102-004	\$66,347
443	14-06-102-005	\$93,640
444	14-06-102-006	\$80,005
445	14-06-102-007	\$125,894
446	14-06-102-008	\$236,495
447	14-06-103-005	\$52,527
448	14-06-103-013	\$193,497
449	14-06-103-014	\$242,575
450	14-06-105-001	\$230,476
451	14-06-105-002	\$87,870
452	14-06-105-003	\$221,899
453	14-06-105-004	\$63,086
454	14-06-105-005	\$221,805
455	14-06-105-006	\$90,132
456	14-06-105-007	\$90,132
457	14-06-105-008	\$103,159
458	14-06-105-009	\$103,159
459	14-06-105-010	\$25,300
460	14-06-105-011	\$23,576
461	14-06-105-012	\$47,158
462	14-06-105-013	\$59,646
463	14-06-105-014	\$120,426
464	14-06-110-001	\$501,752
465	14-06-110-002	\$21,492
466	14-06-110-003	\$42,746

CITY OF CHICAGO  
DEVON & WESTERN - REDEVELOPMENT PLAN

03/08/00

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

509	14-06-204-002	\$32,849
510	14-06-204-003	\$37,438
511	14-06-204-004	\$35,147
512	14-06-204-005	\$35,548
513	14-06-204-006	\$34,057
514	14-06-300-002	Exempt
515	14-06-300-003	\$20,777
516	14-06-500-001	Railroad
517	14-07-100-001	Exempt
518	14-07-104-001	Exempt
519	14-07-104-002	Exempt
520	14-07-104-004	Exempt
521	14-07-104-006	\$704,106
522	14-07-104-007	Exempt
523	14-07-104-008	Exempt
524	14-07-104-009	\$63,126
525	14-07-104-010	\$41,745
526	14-07-104-011	\$37,494
527	14-07-104-012	\$28,868
528	14-07-104-013	\$36,053
529	14-07-104-014	\$30,809
530	14-07-104-015	Exempt
531	14-07-104-016	Exempt
532	14-07-104-017	Exempt
533	14-07-112-002	\$72,632
534	14-07-112-037	Exempt
535	14-07-112-038	\$207,788
536	14-07-112-040	\$181,494
537	14-07-112-041	\$39,445
538	14-07-114-001	\$2,276
539	14-07-114-002	\$33,294
540	14-07-114-003	\$28,792
541	14-07-114-004	\$31,611
542	14-07-114-021	\$26,000
543	14-07-114-022	\$70,417
544	14-07-114-023	\$113,643
545	14-07-114-024	\$152,996
<b>Total:</b>		<b>\$71,896,034</b>

**EXHIBIT 1 - LEGAL DESCRIPTION**

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

Described as follows:

Beginning at the intersection of the west line of North Kedzie Avenue and the north line of West Devon Avenue, said west line of North Kedzie Avenue being also the west limits of the City of Chicago; thence north along said west line of North Kedzie Avenue to the westerly extension of the south line of Lot 85 in Reinbergs North Channel Subdivision in the South West Quarter of the fractional South West Quarter of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, being document # 8630401, said south line of Lot 85 being also the north line of the alley north of West Devon Avenue;

Thence east along said north line of the alley north of West Devon Avenue to the west line of North Rockwell Street;

Thence north along said west line of North Rockwell Street to the westerly extension of the north line of Lot 11 of Block 5 of Wm. L. Wallen's Edgewater Golf Club Addition to Rogers Park, being a subdivision of the South East Quarter of the South East Quarter of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, being document # 5305842;

Thence east along said north line of Lot 11 of Block 5 and its westerly extension to the east line of said Lot 11, said east line being also the west line of the alley east of North Rockwell Street in said Block 5;

Thence south along said west line of the alley east of North Rockwell Street to the south line of said Lot 11, said south line being also the north line of the alley north of West Devon Avenue;

Thence east along said north line of the alley north of West Devon Avenue to the west line of North Campbell Avenue;

Thence north along said west line of North Campbell Avenue to the westerly extension of the north line of Lot 11, Block 7 of said Wm. L. Wallen's Edgewater Golf Club Addition to Rogers Park;

Thence east along said north line of Lot 11, Block 7 and its westerly extension to the east line of said Lot 11, being also the west line of the alley east of North Campbell Avenue in said Block 7;

Thence south along said west line of the alley east of North Campbell Avenue to the westerly extension of the north line of the south 50 feet of Lot 6 of aforesaid Block 7;

Thence east along said north line of the south 50 feet of Lot 6 and its westerly extension to the west line of North Artesian Avenue;

Thence north along said west line of North Artesian Avenue to the westerly extension of the north line of Lot 11, Block 8 of aforesaid Wm. L. Wallen's Edgewater Golf Club Addition to Rogers Park;

Thence east long said north line of Lot 11, Block 8 and its westerly extension to the east line of said Lot 11, said east line of Lot 11, being also the west line of the alley east of North Artesian Avenue in said Block 8;

Thence north along said west line of said alley east of North Artesian Avenue to the north line of West Arthur Avenue;

Thence east along said north line of West Arthur Avenue to the northerly extension of the west line of Lot 77 of Arthur Avenue Subdivision of 26 acres, being document # 7366967 said west line of Lot 77 being also the east line of the alley east of North Western Avenue;

Thence south along said east line of the alley east of North Western Avenue to the south line of Lot 7, Block 8 of Devon-Western Addition to Rogers Park, being a Resubdivision of Lots 1 to 24 both inclusive in Margaret Faber's Subdivision of the South 6 chains of the South West Quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, being document # 5525116, said south line of Lot 7, Block 8 being also the north line of the alley north of West Devon Avenue;

Thence east along said north line of the alley north of West Devon Avenue and its easterly extension to the east line of North Claremont Avenue;

Thence south along said east line of North Claremont Avenue to the south line of Lot 19 in Block 7 of said Devon-Western Addition; said south line of Lot 19 being also the north line of the alley north of West Devon Avenue;

Thence east along said north line of the alley north of West Devon Avenue to the east line of North Damen Avenue;

Thence south along said east line of North Damen Avenue to the south line of Lot 2 of John Becker's Addition to Chicago being a Subdivision in the South West Quarter of the South East Quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, being document # 4020116;

Thence east along said south line of Lot 2 and its easterly extension to the east line of North Ridge Boulevard;

Thence northwesterly along said east line of North Ridge Boulevard to the north line of Lot 3 of D. Schreiber's Subdivision of that part of Lots 4 and 5 lying between the Chicago and Northwestern Railway and Ridge Road except the north 50 feet of Lot 4 of Circuit Court Partition of the South Half of the South East Quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian being document # 4033053;

Thence east along said north line of Lot 3 to the west line of the alley east of North Ridge Boulevard dedicated on document # 4819734;

Thence northwesterly along said west line of the alley east of North Ridge Boulevard to the westerly extension of the north line of Lot 6 of aforesaid D. Schreiber's Subdivision;

Thence east along said north line of Lot 6 and its westerly extension to the east line of said Lot 6;

Thence north along the northerly extension of said east line of Lot 6 of aforesaid D. Schreiber's Subdivision to a line 371 feet north of and parallel with the north line of West Devon Avenue;

Thence east along said line 371 feet north of and parallel with the north line of West Devon Avenue to the west line of the Chicago and Northwestern Railway;

Thence south along said west line of the Chicago and Northwestern Railway to the south line of the South East Quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian;

Thence east along said south line of the South East Quarter of Section 31 to the east line of the Chicago and Northwestern Railway;

Thence north along said east line of the Chicago and Northwestern Railway to the westerly extension of the south line of Lot 20 of Schreiber's Subdivision of that part of Lots 2, 3, 4 and 5 in Circuit Court Partition of the South Half of the South Half of the South East Quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, lying between the Chicago and Northwestern Right of Way and Clark Street, being document # 2593751, said south line of Lot 20 being also the north line of the alley north of West Devon Avenue;

Thence east along said north line of the alley north of West Devon Avenue to the northerly extension of the east line of Lot 38 of aforesaid Schreiber's Subdivision, said east line of Lot 38 being also the west line of the alley west of North Clark Street;

Thence southeasterly along said west line of the alley west of North Clark Street to the north line of West Devon Avenue;

Thence south to the northeast corner of Lot 1 of the Resubdivision of Lots 2, 3 and 4 of Block 1 in Highridge, being document # 3304886, the east line of said Lot 1 being also the west line of the alley west of North Clark Avenue.

Thence south along said west line of the alley west of North Clark Street to the easterly extension of the north line of Lot 5, Block 1 of Highridge being a Subdivision in the North Half of the North East Quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being document # 807546;

Thence west along said north line of Lot 5, Block 1 of aforesaid Highridge Subdivision to the east line of North Paulina Street;

Thence south along said east line of North Paulina Street to the east extension of the north line of Lot 8, Block 2 of aforesaid Highridge Subdivision, said north line of Lot 8 being also the south line of the alley south of West Devon Avenue;

Thence west along said south line of the alley south of West Devon Avenue to the east line of North Ravenswood Avenue;

Thence south along said east line of North Ravenswood Avenue to a line 284.20 feet south of and parallel with the south line of West Devon Avenue;

Thence west along said line 284.20 feet south of and parallel with the south line of West Devon Avenue to the west line of the Chicago and Northwest Railway;

Thence north along said west line of the Chicago and Northwestern Railway to the easterly extension of the north line of Lot 9, Block 4 of Highridge, being a subdivision in the North Half of the North East Quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being document # 807546, said north line of Lot 9 also being the south line of the alley south of West Devon Avenue;

Thence west along said south line of the alley south of West Devon Avenue to the northeasterly line of North Ridge Avenue;

Thence northwesterly along the northeasterly line of said North Ridge Avenue to the south line of Lot 5, Block 4 of aforesaid Highridge Subdivision;

Thence west along the west extension of said south line of Lot 5, Block 4 to the southwesterly line of North Ridge Avenue;

Thence northwesterly along said southwesterly line of North Ridge Avenue to the south line of West Devon Avenue;

Thence west along the south line of West Devon Avenue to the east line of North Hoyne Avenue;

Thence south along said east line of North Hoyne Avenue to the easterly extension of the north line of Lots 12 thru 20 inclusive of Block 1 of Weitor's Devon-Leavitt Addition to North Edgewater in the North Half of the North West Quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being document # 9230771, said north line of Lots 12 thru 20 inclusive being also the south line of the alley south of West Devon Avenue;

Thence west along said south line of the alley south of West Devon Avenue and its easterly extension to the west line of Lot 35 of Devon Ridge, being a Resubdivision of the vacated Block 5 in Wm. L. Wallen's Resubdivision of the vacated Wm. L. Wallen's Faber Addition to North Edgewater, being a Subdivision in the North West Quarter of the North West Quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being document # 6163580, said west line of Lot 35 being also the east line of the alley east of North Western Avenue;

Thence south along said east line of the alley east of North Western Avenue to the north line of West Glenlake Avenue;

Thence south to the northwest corner of Lot 19 of Read and Reynold's North Western Avenue Subdivision of the South Half of the West Half of the West Half of the South West Quarter of the North West Quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being document # 172190 T.S., the west line of said Lot 19 being also the east line of the alley east of North Western Avenue;

Thence south along said east line of the alley east of North Western Avenue to the north line of West Peterson Avenue;

Thence east along said north line of West Peterson Avenue to a line 206 feet east of and parallel with the east line of North Western Avenue;

Thence south along said line 206 feet east of and parallel with the east line of North Western Avenue to the south line of West Peterson Avenue;

Thence continuing south 200 feet along said line 206 feet east of and parallel with the east line of North Western Avenue to a line 200 feet south of and parallel with the south line of West Peterson Avenue;

Thence east 194 feet along said line 200 feet south of and parallel with the south line of West Peterson Avenue to a line 400 feet east of and parallel with the east line of North Western Avenue;

Thence south 900 feet along said line 400 feet east of and parallel with the east line of North Western Avenue to a line 1100 feet south of and parallel with the south line of West Peterson Avenue;

Thence east 200 feet along said line 1100 feet south of and parallel with the south line of West Peterson Avenue to a line 600 feet east of and parallel with the east line of North Western Avenue;

Thence south 800 feet along said line 600 feet east of and parallel with the east line of North Western Avenue to a line 1900 feet south of and parallel with the south line of West Peterson Avenue;

Thence west 100 feet along said line 1900 feet south of and parallel with the south line of West Peterson Avenue to a line 500 feet east of and parallel with the east line of North Western Avenue;

Thence south 400 feet along said line 500 feet east of and parallel with the east line of North Western Avenue to a line 2300 feet south of and parallel with the south line of West Peterson Avenue;

Thence west 500 feet along said line 2300 feet south of and parallel with the south of West Peterson Avenue to the east line of North Western Avenue;

Thence south along said east line of North Western Avenue to a point on the east line of said North Western Avenue and north 302 feet measured along said east line from the south line of the Northwest Quarter of the Northwest Quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian;

Thence east 630 feet along a line perpendicular to the east line of North Western Avenue;

Thence south 140 feet along a line parallel with the east line of North Western Avenue;

Thence east 165 feet along a line perpendicular to the east line of North Western Avenue;

Thence south 68 feet along a line parallel with the east line of North Western Avenue;

Thence east 398.51 feet on an angle to the right of 89 degrees 21 minutes 30 seconds from the last described course;

Thence southeasterly 141.48 feet on a angle to the right of 241 degrees 48 minutes 29 seconds from the last described course to the northwesterly right of way line of Bowmanville Avenue;

Thence southeasterly along a line perpendicular to said northwest right of way Bowmanville Avenue to the southeasterly right of way of said Bowmanville Avenue;

Thence southwesterly along said southeasterly line of North Bowmanville Avenue and its southeasterly extension to the south line of West Berwyn Avenue;

Thence west along said south line of West Berwyn Avenue to the west line of Lot 22 of O.B. Conklin's Subdivision of part of the West Half of the South West Quarter of the North West Quarter of Section 7, Township 40 North, Range 14 East of the Third Principal Meridian, being document # 3623355, said west line of Lot 22 being also the east line of the alley east of North Western Avenue;

Thence south along said east line of the alley east of North Western Avenue and its southerly extension to the south line of West Farragut Avenue;

Thence west along said south line of West Farragut Avenue to the west line of Lot 56 of aforesaid O.B. Conklin's Subdivision;

Thence south along said west line of Lot 56 of aforesaid O.B. Conklin's Subdivision to the south line of said Lot 56, said south line of Lot 56 being also the north line of the alley north of West Foster Avenue;

Thence east along said north line of the alley north of West Foster Avenue to the northerly extension of the west line of Lot 64 of aforesaid O.B. Conklin's Subdivision;

Thence south along said west line of Lot 64 of aforesaid O.B. Conklin's Subdivision and its southerly extension

to the south line of West Foster Avenue;

Thence west along said south line of West Foster Avenue to the southerly extension of the west line of Lot 6 of Budlongs Subdivision of the South Half of the South East Quarter of the North East Quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being document # 2066417;

Thence north along said west line of Lot 6 and its northerly extension to the south line of Lot 9 of Greenhoff's Resubdivision of Berwyn-Western Subdivision, a subdivision of part of the South East Quarter of the South East Quarter of the North East Quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being document # 14367459, said south line of Lot 9 being also the north line of the alley north of West Foster Avenue;

Thence east along said north line of the alley north of West Foster Avenue to the west line of Lot 15 of aforesaid Greenhoff's Resubdivision of Berwyn-Western Subdivision;

Thence north along said west line of Lot 15 of aforesaid Greenhoff's Resubdivision of Berwyn-Western Subdivision and its northerly extension to the north line of West Farragut Avenue;

Thence east along said north line of West Farragut Avenue to the west line of Lot 14 of aforesaid Greenhoff's Resubdivision of Berwyn-Western Subdivision;

Thence north along said west line of Lot 14 of aforesaid Greenhoff's Resubdivision of Berwyn-Western Subdivision to the northwest corner of said Lot 14;

Thence north to the southwest corner of Lot 13 of aforesaid Greenhoff's Resubdivision of Berwyn-Western Subdivision;

Thence north along the west line of said Lot 13 of aforesaid Greenhoff's Resubdivision of Berwyn-Western Subdivision to the south line of West Berwyn Avenue;

Thence west along said south line of West Berwyn Avenue to the southerly extension of the west line of the east 187 feet measured along the south line of Lot 7 of Assessors Division of the South East Quarter of the North East Quarter of the North East Quarter of the South East Quarter of the North East Quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, recorded September 21, 1869 in book 170, page 138;

Thence north along said west line of and its southerly extension of said 187 feet of Lot 7 measured along its south line of aforesaid Assessors Division recorded September 21, 1869 in book 170 page 138 to the south line of Lot 6 of aforesaid Assessors Division;

Thence west along said south line of Lot 6 of aforesaid Assessors Division and its westerly extension to the east line of Lot 7 of Herbert M. Rosenthal and Roy M. Schoenbrods Budlong Woods Addition, being a resubdivision of Lots 8 to 13 both inclusive in Assessors Division of the South East Quarter of the North East Quarter of the North East Quarter of the South East Quarter of the North East Quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian together with certain strips of land adjoining said Lots 8 to 13 in Assessors Division aforesaid being document # 15659960, said east line of Lot 7 being also the west line of the alley west of North Western Avenue;

Thence north along said west line of the alley west of North Western Avenue to the westerly extension of the north line of Lot 4 of aforesaid Assessors Division, recorded September 21, 1869 in book 170 page 138 said north line of Lot 4 being also the south line of West Balmoral Avenue between North Artesian Avenue and



North Western Avenue;

Thence east along said north line of Lot 4 and its westerly extension to the southerly extension of the east line of the west 156 feet of Lots 1 thru 3 inclusive in the Assessors Division of the South East Quarter of the North East Quarter of the North East Quarter and the North East Quarter of the South East Quarter of the North East Quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, recorded September 21, 1869 in book 170 page 138;

Thence north along said east line of the west 156 feet of Lots 1 thru 3 inclusive of aforesaid Assessors Division to the south line of West Catalpa Avenue;

Thence west along said south line of West Catalpa Avenue to the west line of North Artesian Avenue;

Thence north along said west line of North Artesian Avenue to the north line of West Catalpa Avenue;

Thence east along said north line of West Catalpa Avenue to the east line of Lot 22 in Block 6 of Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision being a Subdivision of the North East Quarter of the North East Quarter of the North East Quarter of Section 12, and that part easterly of Lincoln Avenue of the West Half of the East Half of the North East Quarter of Section 12 (excepting therefrom that part thereof lying south of a line 200 feet north of the north line of Berwyn Avenue) all in Township 40 North, Range 13 East of the Third Principal Meridian (except streets heretofore dedicated) being document # 7905451, said east line of Lot 22 in Block 6 being also the west line of the alley west of North Western Avenue;

Thence north along said west line of the alley west of North Western Avenue and its northerly extension to the south line of Lots 1 thru 9 inclusive in Block 6 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, said south line of Lots 1 thru 9 being also the north line of the alley south of West Bryn Mawr Avenue;

Thence west along said north line of the alley south of West Bryn Mawr Avenue to the west line of the East Half of Lot 6 in Block 6 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision;

Thence north along said west line of the East Half of Lot 6 in Block 6 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision to the south line of West Bryn Mawr Avenue;

Thence east along said south line of West Bryn Mawr Avenue to the southerly extension of the east line of Lot 21 in Block 24 of W.F. Kaiser and Company's "Arcadia Terrace", being a Subdivision of the North Half of the South East Quarter (except the west 33 feet thereof), and the South East Quarter of the South East Quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being document # 5414538, said east line of Lot 21 in Block 24 being also the west line of the alley west of North Western Avenue;

Thence north along said west line of the alley west of North Western Avenue to the north line of Lot 30 of E.C. Paschke's Western-Peterson Subdivision in the North East Quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being document # 9191017;

Thence west along said north line of Lot 30 of aforesaid E.C. Paschke's Western-Peterson Subdivision and its westerly extension to the west line of North Artesian Avenue;

Thence north along said west line of North Artesian Avenue to the north line of West Glenlake Avenue;

Thence east along said north line of West Glenlake Avenue to the east line of Lot 9 in Block 1 of T.J. Grady's Third Green Briar Addition to North Edgewater in the South East Quarter of the North East Quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being document # 7087512, said east line of Lot 9 in Block 1 being also the west line of the alley west of North Western Avenue;

Thence north along said west line of the alley west of North Western Avenue to the south line of the alley south of West Devon Avenue, dedicated in document # 8254021;

Thence west along said south line of the dedicated alley south of West Devon Avenue to the east line of North Artesian Avenue;

Thence south along said east line of North Artesian Avenue to the easterly extension of the north line of Lot 5 of Devon-Artesian Subdivision in the North East Quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being document # 165841 T.S., said north line of Lot 5 aforesaid, being also the south line of the alley south of West Devon Avenue;

Thence west along said south line of the alley south of West Devon Avenue to the east line of North Campbell Avenue;

Thence south along said east line of North Campbell Avenue to the easterly extension of the south line of the alley opened by Resolution of the City Council passed September 25, 1958 (58-25) in Block 1 of Ellis and Morris Second Addition to North Edgewater, being a Subdivision of the North Half of the East Half of the West Half of the East Half of the North East Quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian;

Thence west along said south line of the alley opened by Resolution south of West Devon Avenue and its westerly extension to the west line of North Maplewood Avenue;

Thence north along said west line of North Maplewood Avenue to the north line of Lot 34 Block 1 of Devon-Maplewood Addition to North Edgewater in the West Half of the West Half of the East Half of the North East Quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being document # 6008097, said north line of Lot 34 being also the south line of the alley south of West Devon Avenue;

Thence west along said south line of the alley south of West Devon Avenue to the east line of North California Avenue;

Thence south along said east line of North California Avenue to the easterly extension of the north line of Lot 27, Block 1 of T.J. Grady's Sixth Green Briar Addition, to North Edgewater in the North East Quarter of the North West Quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being document # 7585379, said north line of Lot 27 also being the south line of the alley dedicated in document # 15703796;

Thence west along said south line of said dedicated alley and its westerly extension to the west line of North Mozart Street;

Thence north along said west line of North Mozart Street to the north line of Lot 32, Block 2 of aforesaid T.J. Grady's Sixth Green Briar Addition to North Edgewater, said north line of Lot 32 being also the south line of the alley south of West Devon Avenue;

Thence west along said south line of the alley south of West Devon Avenue to the west line of Lot 286 of Krenn and Datas Devon-Kedzie Addition to North Edgewater being a Subdivision of the North West Quarter of the North West Quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian,

being document # 8231543, said west line of Lot 286 being also the east line of the alley west of North Sacramento Avenue;

Thence south along said east line of the alley west of North Sacramento Avenue to the easterly extension of the south line of Lot 227 of aforesaid Krenn and Datas Devon-Kedzie Addition to North Edgewater;

Thence west along said south line of Lot 227 and its westerly extension to the west line of North Whipple Street;

Thence north along said west line of North Whipple Street to the north line of Lot 224 of aforesaid Krenn and Datas Devon-Kedzie Addition to North Edgewater, said north line of Lot 224 also being the south line of the alley south of West Devon Avenue;

Thence west along said south line of the alley south of West Devon Avenue to the northwest corner of Lot 100 of aforesaid Krenn and Datas Devon-Kedzie Addition to North Edgewater;

Thence westerly to the northeast corner of Lot 37 of aforesaid Krenn and Datas Devon-Kedzie Addition to North Edgewater;

Thence west along the north line of said Lot 37 and its westerly extension to the west line of North Kedzie Avenue;

Thence north along said west line of North Kedzie Avenue to the centerline of West Devon Avenue, being also the south line of the South East Quarter of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian;

Thence east along said south line of the South East Quarter of Section 35 to the east line of said South East Quarter of Section 35;

Thence north along said east line of the South East Quarter of Section 35 to the north line of West Devon Avenue;

Thence west along said north line of West Devon Avenue to the Point of Beginning.

**EXHIBIT 2 - BUILDING PERMIT REQUESTS**

**NEW CONSTRUCTION/INVESTMENT PERMITS**

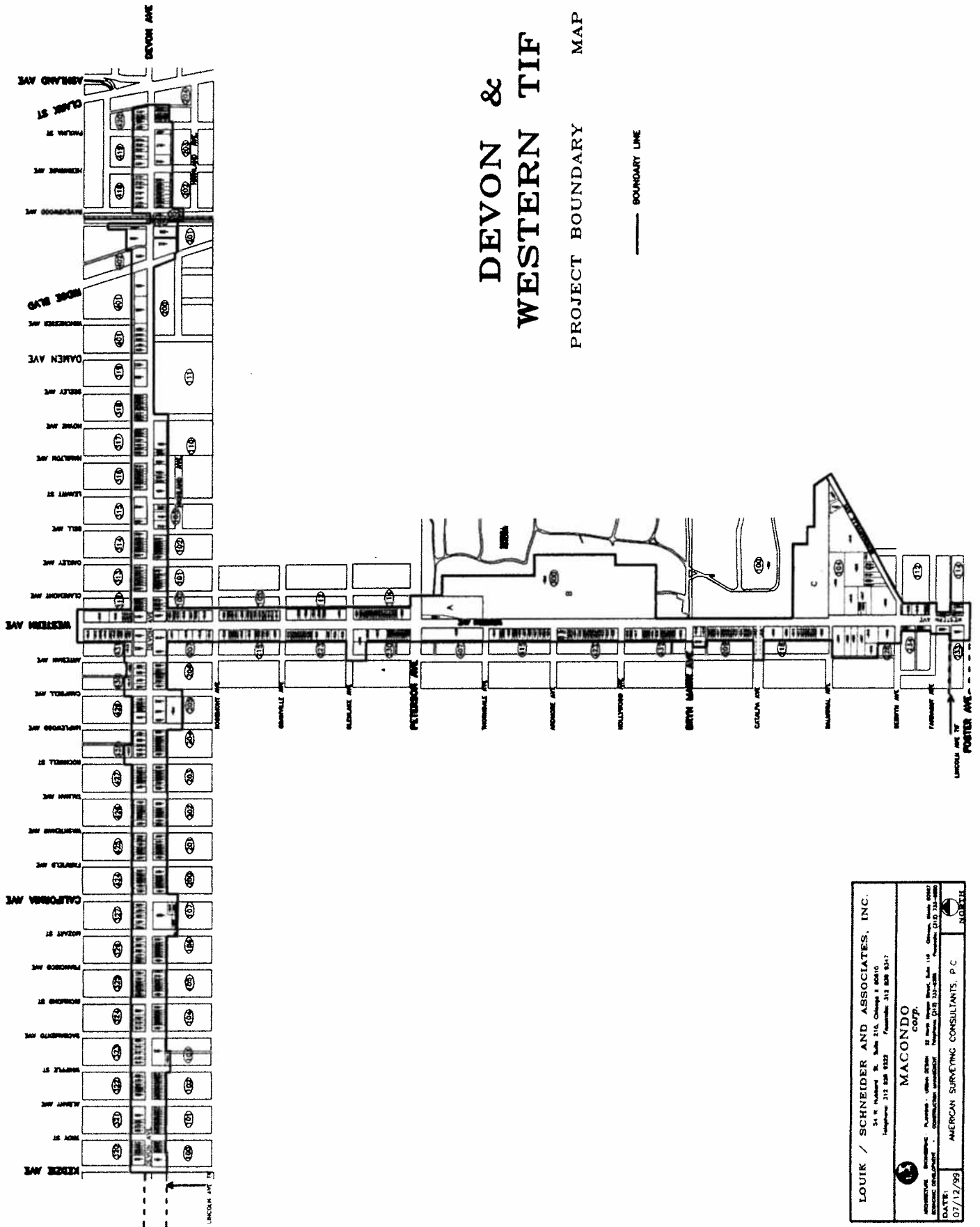
	Permit #	Date	Address	Investment
1.	797693	12/15/94	6415 N. Western	\$15,000
2.	801862	4/3/95	2534 W. Devon	\$150,000
3.	804120	5/15/95	2755 W. Devon	\$9,000
4.	815961	12/8/95	2241 W. Devon	\$7,000
5.	9600318	2/8/96	2534 W. Devon	\$23,500
6.	96002059	3/20/96	2322 W. Devon	\$22,000
7.	96008604	7/1/96	3055 W. Devon	\$2,200
8.	837720	12/13/96	2812 W. Devon	\$20,000
9.	838659	1/7/97	2414 W. Devon	\$18,500
10.	845632	5/02/97	2334 W. Devon	\$11,130
11.	846690	5/15/97	5950 N. Western	\$400,000
12.	867582	10/14/97	6454 N. Western	\$480,000
			<b>Total (12 permits)</b>	<b>\$1,158,330</b>

**DEMOLITION PERMITS**

Permit #	Date	Address	Amount
8110700+71	9/12/95	1841 W. Devon	\$0
96003513	4/17/96	2043 W. Devon	\$30,000
856721	9/9/97	5950 N. Western	\$9,300
		<b>Total (3 permit)</b>	<b>\$39,300</b>

**EXHIBIT 3 - MAP LEGEND**


MAP 1	BOUNDARY MAP
MAP 1A	PIN MAP
MAP 1B	PIN MAP
MAP 1C	PIN MAP
MAP 2	EXISTING LAND USE
MAP 3	PROPOSED LAND USE
MAP 4	AREA MAP – SCHOOLS AND PARKS

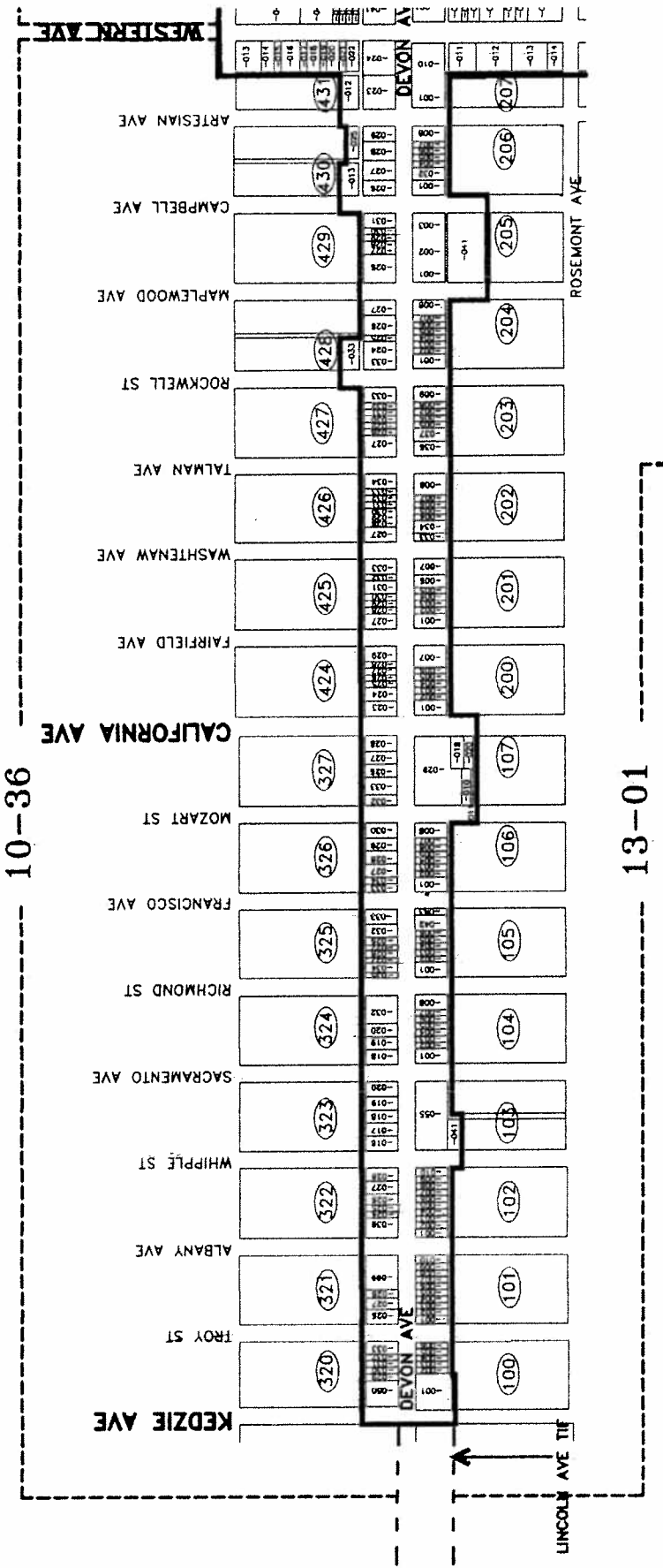


# DEVON & WESTERN TIF

PROJECT BOUNDARY MAP 1

—— BOUNDARY LINE

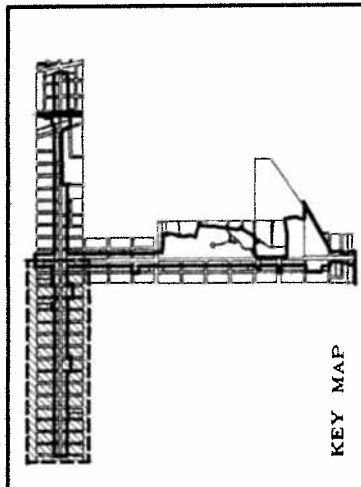
<b>LOUIK / SCHNEIDER AND ASSOCIATES, INC.</b> <small>44 N. Dearborn St., Suite 210, Chicago, IL 60610          Telephone: 312.528.8222 Facsimile: 312.528.8241</small>	
	<b>MACONDO</b> <small>CO/TP</small>
PROJECT NO.: 99-001    DRAWING NO.: 07-01 DATE: 07/12/99    PROJECT: 99-001	PROJECT NO.: 99-001    DRAWING NO.: 07-01 DATE: 07/12/99    PROJECT: 99-001
AMERICAN SURVEYING CONSULTANTS, P.C. <small>1111 N. Dearborn St., Suite 210, Chicago, IL 60610          Telephone: 312.528.8222 Facsimile: 312.528.8241</small>	



# DEVON & WESTERN TIF

PROJECT BOUNDARY  
MAP 1A

—— BOUNDARY LINE



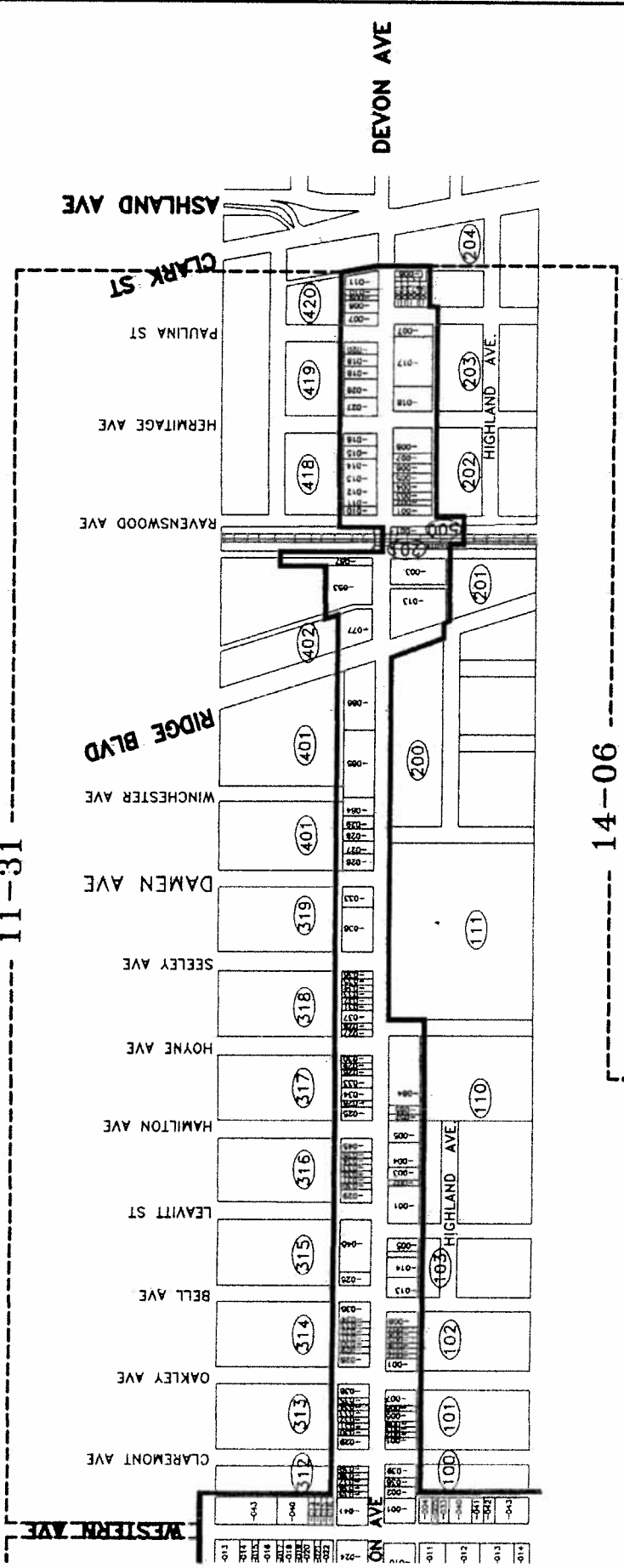
KEY MAP

LOUIK / SCHNEIDER AND ASSOCIATES, INC.  
34 W. Hubbard St., Suite 310, Chicago, IL 60610  
Telephone: 312.548.9322 Fax: 312.548.9347

MAACONDO  
CORP.

AMERICAN SURVEYING CONSULTANTS, P.C.  
107/12/99

11-31

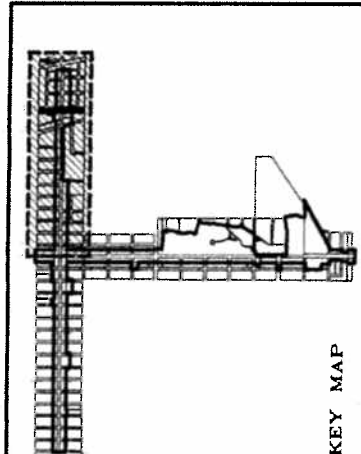


14-06

# DEVON & WESTERN TIF

PROJECT BOUNDARY  
MAP 1B

— BOUNDARY LINE



KEY MAP

LOUIK / SCHNEIDER AND ASSOCIATES, INC.  
34 W. Hubbard St. Suite 210, Chicago, IL 60610  
Telephone: 312.828.9222 Fax: 312.828.8417

MAACONDO corp.  
1500 N. Dearborn St. Suite 110 Chicago, Illinois 60642  
Telephone: 312.828.8417 Fax: 312.828.8417

AMERICAN SURVEYING CONSULTANTS, P.C.  
07/12/99

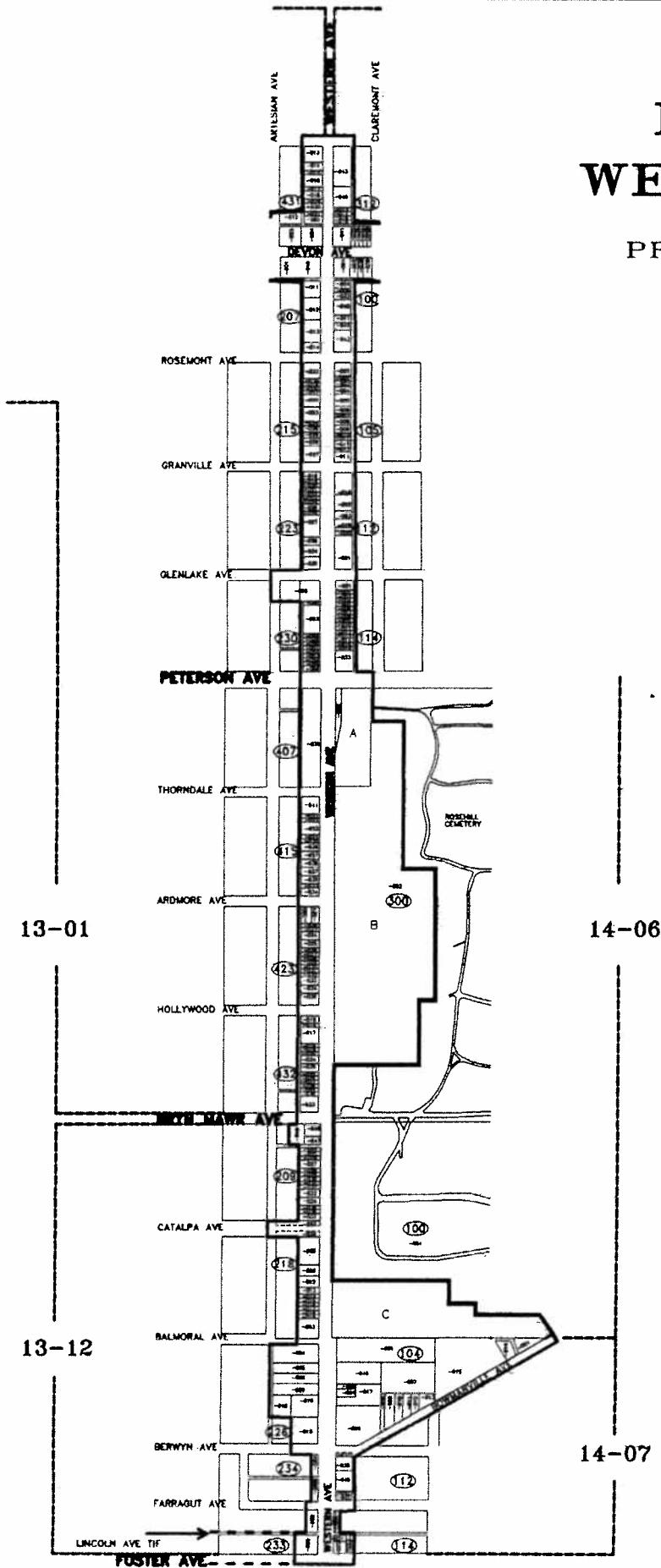
NORTH



# DEVON & WESTERN TIF

PROJECT BOUNDARY  
MAP 1C

— BOUNDARY LINE



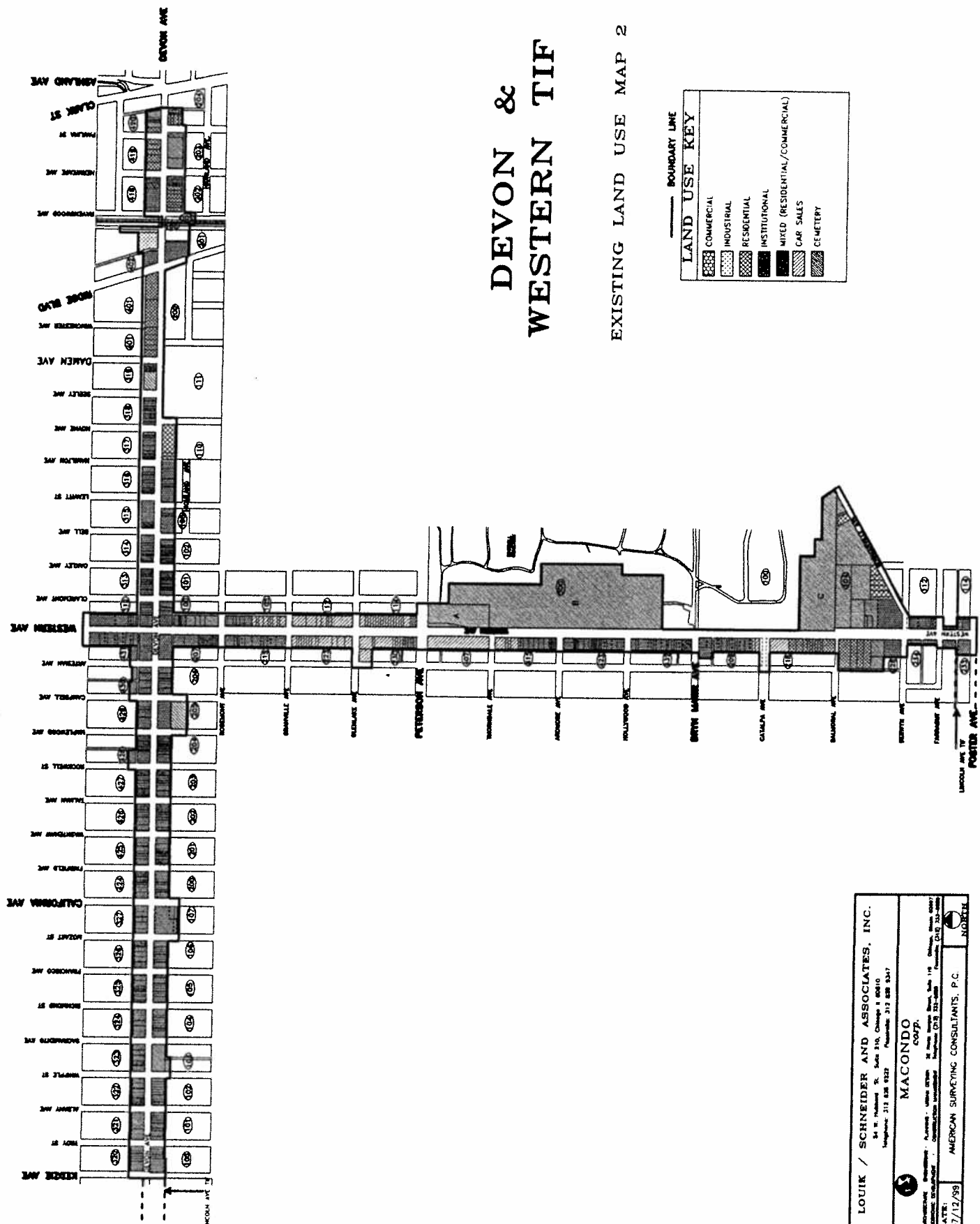
**REFERENCE**

LOUIK / SCHNEIDER AND ASSOCIATES, INC.  
54 W. Hubbard St. Suite 210, Chicago 8 60610  
Telephone: 312 838 8222 Facsimile: 312 838 8347

**MACONDO**  
corp.

ARCHITECTURE • ENGINEERING • PLUMBING • MECHANICAL • ELECTRICAL • PIPING • URBAN DESIGN 22 North Market Street, Suite 110 Chicago, Illinois 60611  
TELEPHONE: 312-838-8222 TELEFAX: 312-838-8347

DATE: 07/12/99 AMERICAN SURVEYING CONSULTANTS, P.C. NORTH



# DEVON & WESTERN TIF

EXISTING LAND USE MAP 2

LAND USE KEY	
	COMMERCIAL
	INDUSTRIAL
	RESIDENTIAL
	INSTITUTIONAL
	MIXED (RESIDENTIAL/COMMERCIAL)
	CAR SALES
	CEMETERY

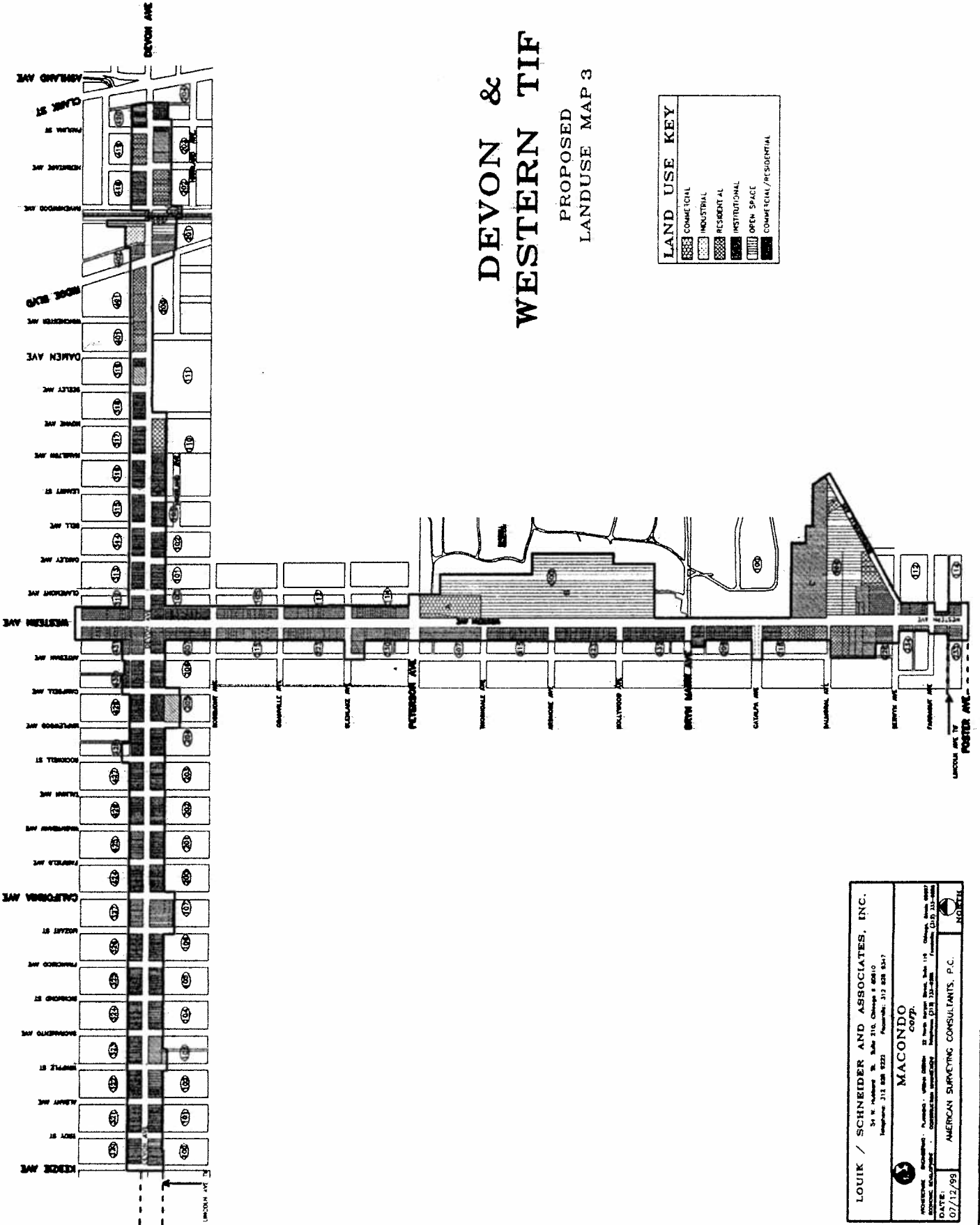
**LOUIK / SCHNEIDER AND ASSOCIATES, INC.**  
 34 W. Hubbard St., Suite 310, Chicago, IL 60610  
 Telephone: 312.638.9322 Fax: 312.638.9347

**MACONDO**  
corp.

AMERICAN SURVEYING CONSULTANTS, P.C.  
 2400 N. Lincoln Ave., Suite 110, Chicago, Illinois 60614  
 Telephone: 312.638.9322 Fax: 312.638.9347

DATE: 07/12/98

NORTH

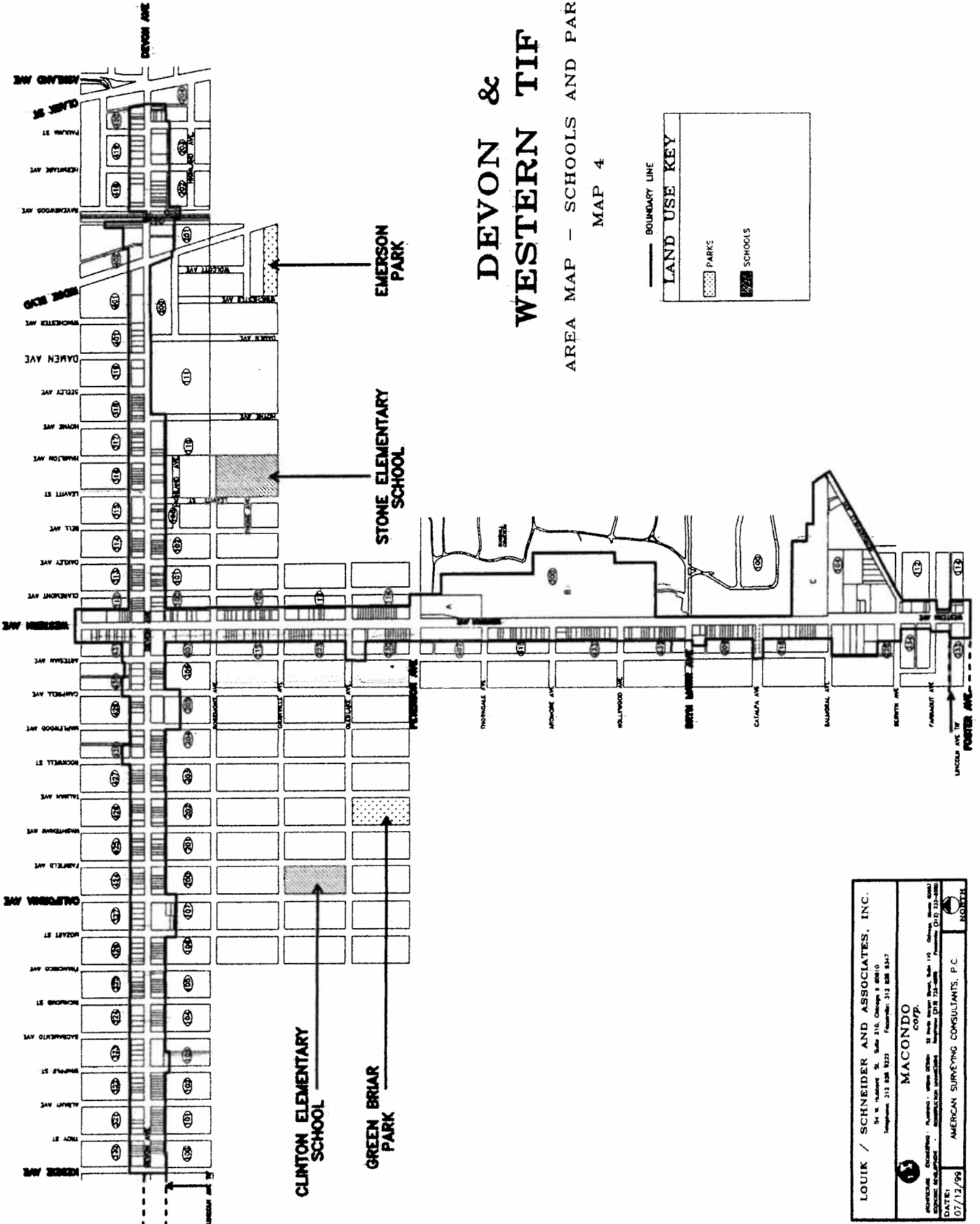


# DEVON & WESTERN TIF

PROPOSED  
LANDUSE MAP 3

LAND USE KEY	
[Pattern]	COMMERCIAL
[Pattern]	INDUSTRIAL
[Pattern]	RESIDENTIAL
[Pattern]	INSTITUTIONAL
[Pattern]	OPEN SPACE
[Pattern]	COMMERCIAL/RESIDENTIAL

<b>LOUIK / SCHNEIDER AND ASSOCIATES, INC.</b>	
311 W. Hubbard St., Suite 210, Chicago, IL 60610 Telephone: 312.828.8222    Facsimile: 312.828.8347	
<b>MACONDO</b> corp.	22 South Market Street, Suite 119, Chicago, Illinois 60607 Telephone: 312.828.8222    Facsimile: 312.828.8347
DATE: 07/12/99	AMERICAN SURVEYING CONSULTANTS, P.C.



# DEVON & WESTERN TIF

AREA MAP - SCHOOLS AND PARKS  
MAP 4

**BOUNDARY LINE**

**LAND USE KEY**

- PARKS
- SCHOOLS

<b>LOUIK / SCHNEIDER AND ASSOCIATES, INC.</b>	
312 E. Madison St., Suite 216, Chicago, IL 60601 Telephone: 312.588.1222    Facsimile: 312.588.1247	
<b>MACONDO</b>	
<b>CORP.</b>	
312 E. Madison St., Suite 216, Chicago, IL 60601 Telephone: 312.588.1222    Facsimile: 312.588.1247	
<b>DATE:</b>	<b>PROJECT:</b>
07/12/99	AMERICAN SURVEYING CONSULTANTS, P.C.
<b>NORTH</b>	

**EXHIBIT 4 - ELIGIBILITY REPORT**

**CITY OF CHICAGO**

**DEVON & WESTERN**

**TAX INCREMENT FINANCE PROGRAM**

**ELIGIBILITY STUDY**

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

**JULY 1999  
REVISED AS OF OCTOBER 22, 1999  
REVISED AS OF MARCH 3, 2000**

**PREPARED BY:  
LOUIK/SCHNEIDER & ASSOCIATES, INC.  
THE LAMBERT GROUP  
MACONDO CORP.**

**WESTERN & DEVON**  
**TAX INCREMENT FINANCE PROGRAM**

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## I. INTRODUCTION

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

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of Louik/Schneider and Associates, Inc., The Lambert Group and Macondo Corp. Louik/Schneider & 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 & 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 conservation area under the Act. Section IV, Summary and Conclusions, presents the findings.

This report was jointly prepared by Myron D. Louik, John P. Schneider, Tricia Marino Ruffolo, Sandy Plisic of Louik/Schneider & Associates, Inc. and its subconsultants.



## II. BACKGROUND INFORMATION

### A. LOCATION

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

### B. DESCRIPTION OF CURRENT CONDITIONS

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

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

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

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

- Exhibit 1 - Building Permit Requests contains a summary of the building permit requests for new construction and major renovation submitted to the City. From 1993 to 1998, 12 permits for new construction or major renovation were issued for 11 of the 351 (3.8) buildings totaling \$1,158,330. In the first three months of 1999, there were no building permits for new construction and major renovation representing new investment. For the same five-year time period there were three buildings demolished in the Redevelopment Project Area.
- The lack of growth and investment by the private sector is demonstrated by the trend in the EAV of all the property in the Study Area. The EAV for the City of Chicago as a whole increased from \$28,661,954,119 in 1993 to \$33,940,145,776 in 1998, a total of 18.42% or an average of 3.68% per year. Over the same time period, the Study Area has experienced an overall EAV increase of 16.62%, from \$61,650,512 in 1993 to \$71,896,034 in 1998, an average increase of 3.32% per year.

It is clear from the study of this area that private investment in revitalization and redevelopment has not occurred to overcome the conservation 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 adoption of the Redevelopment Plan and Project.

### **III. QUALIFICATION AS CONSERVATION AREA**

#### **A. ILLINOIS TAX INCREMENT 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.

As set forth in the Act, a “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures are 35 years of age or older (the “Age Requirement”) that also exhibits the presence of three (3) or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures bellow minimum code standard; abandonment; excessive vacancies; over crowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning. A conservation area is not yet blighted, but because of age and the combination of three or more of the above-stated factors, is detrimental to public safety, health, morals, or welfare and may become a blighted area. Such factors, taken together, must indicate that the area on the whole has not been subject to growth and development through investments by private enterprise, and would not reasonably be anticipated to be developed without action by the City.

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

#### **B. SURVEY, ANALYSIS, AND DISTRIBUTION OF ELIGIBILITY FACTORS**

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

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

- **Not present** - indicates that either the condition does not exist or that no evidence could be found or documented during the survey or analysis.
- **Limited extent** - indicates that the condition does exist, but its distribution was only found in a small percentage of parcels and or blocks.
- **Present to a minor extent** - indicates that the condition does exist, and the condition is substantial in distribution or impact.
- **Present to a major extent** - indicates that the condition does exist and is present throughout the area and is at a level to influence the Study Area as well as adjacent and nearby parcels of property.

### **C. BUILDING EVALUATION PROCEDURE**

This section will describe how the buildings within the Study Area are evaluated.

#### **HOW BUILDING COMPONENTS AND IMPROVEMENTS ARE EVALUATED**

During the field survey, all exterior 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, facades, 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 were evaluated, they were classified as shown in the following section.

### **BUILDING COMPONENT AND IMPROVEMENT CLASSIFICATIONS**

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

**1. SOUND**

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

**2. REQUIRING MINOR REPAIR -- DEPRECIATION OF PHYSICAL MAINTENANCE**

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

**3. REQUIRING MAJOR REPAIR -- DETERIORATION**

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

**4. CRITICAL -- DILAPIDATED**

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

### **D. CONSERVATION AREA ELIGIBILITY FACTORS**

A finding may be made that the Study Area is a Conservation area based on the fact that 50% or more of the structures are 35 years of age or older, and the area exhibits the presence of three (3) or more of the Conservation area eligibility factors described above in Section III, Paragraph A, and that the area may become a blighted area because of these factors. This section examines each of the Conservation area eligibility factors.

### **AGE REQUIREMENT**

The Age Requirement 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.

## CONCLUSION

Age Requirement is satisfied in the Study Area being found in 267 of the 351 (76.1%) buildings and in 38 of the 75 blocks. The results of the age survey are presented in Map 3.

## 1. DILAPIDATION

Dilapidation refers to an advanced state of disrepair of buildings and improvements. In October and November of 1998, an exterior survey was conducted of all the structures in the Study Area. The analysis of building dilapidation is based on the survey methodology and criteria described in the preceding section 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 have allowed buildings to incur structural damage. Cracked foundations and missing structural elements were found in particular in the back of the buildings. Since wood elements require the most maintenance of all exterior materials, these are the ones showing the greatest signs of deterioration.

## CONCLUSION

Dilapidation is ***present to a minor extent*** in the Study Area. Dilapidation is present in 21 of the 351 (5.98%) buildings and in 15 of the 75 blocks. Dilapidation is present to a minor extent in 15 of the 75 blocks.

## 2. OBSOLESCENCE

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

- **FUNCTIONAL OBSOLESCENCE**

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

- **ECONOMIC OBSOLESCENCE**

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

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 be obsolete in relation to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, or outdated designs.

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 the structure is incapable of efficient or economic use according to contemporary standards. There are 331 obsolete buildings in the Study Area which include the following characteristics:

- small size structures with an insufficient width
- inadequate access for contemporary systems of delivery and service, including both exterior building access and interior vertical systems
- insufficient parking accommodations for patrons and employees
- severely deteriorated structures

**OBSOLETE PLATTING**

Obsolete platting includes parcels of irregular shape, narrow or small size, and parcels improperly platted within the Study Area blocks. Many of the blocks in the Study Area have smaller and/or irregularly sized parcels. These parcels are not suitable for development for modern commercial users. The majority of the parcels on Devon Avenue are 25'x125'. This size lot is appropriate for residential use, it severely limits growth and expansion opportunities for commercial users and retailers

### **OBSOLETE SITE IMPROVEMENTS**

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also be obsolete in relation to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated designs, etc. Of the 545 parcels in the Study Area, 377 (69.4%) have deteriorated curbs or sidewalks.

### **CONCLUSION**

Obsolescence is ***present to a major extent*** in the Study Area. Obsolescence is present in 505 of the 545 (92.7%) parcels and in 72 of the 75 blocks. It is present to a major extent in 36 blocks and to a minor extent in three of the 75 blocks. The results of the obsolescence analysis are presented in Map 4.

### **3. DETERIORATION**

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

- Deterioration that is not easily correctable and cannot be repaired in the course of normal maintenance may be evident in buildings. Such buildings and improvements may be classified as requiring major or many minor repairs, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, 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 the preceding section on "How Building Components and Improvements Are Evaluated". Of the 351 buildings in the Study Area, 273 (77.8%) buildings 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 surfaces; missing parapets, gutters and/or downspouts; foundation cracks or settling; and other missing structural components.

Deteriorated structures exist throughout the Study Area due to the combination of their age and lack advanced state of repairs. The need for masonry repairs and tuckpointing is predominant,



closely followed by deteriorating doors, facades, and secondary elements in the buildings. The majority of the buildings of buildings in the Study Area are deteriorated.

#### **DETERIORATION OF PARKING AND SURFACE AREAS**

Field surveys were also conducted to identify the condition of parcels without structures but classified as deteriorated. 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. Deteriorated parking and surface lots account for 14.2% of the parcels.

#### **CONCLUSION**

Deterioration is **present to a major extent** in the Study Area. Deterioration is present in 273 of the 351 (77.8%) buildings, in 400 of the 545 (73.4%) parcels, and in 71 of the 75 blocks. It is found to be present to a major extent in 63 of the 75 blocks and present to a minor extent in eight of the 75 blocks. The results of the deterioration analysis are presented in Map 5.

#### **4. ILLEGAL USE OF INDIVIDUAL STRUCTURES**

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

#### **CONCLUSION**

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

#### **5. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS**

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

From January 1994 through March 1999, 159 of the 351 (45.3%) buildings have been cited for building code violations by the City Department of Buildings (see Exhibit 2 - Building Code Violations).

#### **CONCLUSION**

Structures below minimum code standards are present to a **minor extent**. Structures below minimum code standards have been identified in 159 of the 351 (45.3%) buildings in the Study Area over the last five years.

## 6. ABANDONMENT

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

### CONCLUSION

No evidence of abandonment of structures has been documented as part of the exterior surveys and analysis undertaken in the Study Area.

## 7. EXCESSIVE VACANCIES

Excessive vacancy refers to buildings which are unoccupied or underutilized and exert an adverse influence on the area because of the frequency, duration, or extent of vacancy. Excessive vacancies include improved properties which evidence no redundant effort directed toward their occupancy or underutilization. Excessive vacancies are present in a few sections of the Study Area. A building is considered to have excessive vacancies if at least 50% of the building is vacant or underutilized.

### CONCLUSION

Excessive vacancies are **present to a limited extent** in the Study Area. Excessive vacancies can be found in 11 of the 351 (3.1%) buildings and to a major extent in four blocks and to a minor extent six of the 75 blocks.

## 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.

Devon Avenue is a very densely populated area. The majority of the buildings on Devon Avenue from Western Avenue east to Hoyne Avenue are constructed lot-line to lot-line. Some of the parcels west of Western Avenue are a little larger than 25'x125'. Devon Avenue is a heavily use commercial area that is a very congested area on the weekends in particularly. The lack of adequate parking accommodations for Devon Avenues numerous businesses create serious traffic problems.

### CONCLUSION

Overcrowding of Structures and Community Facilities is **present to a minor extent** in the Study Area. Overcrowding of Structures and Community Facilities can be found in 50 of the 75 blocks.

## 9. LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES

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

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

### CONCLUSION

Lack of Ventilation, Light, Or Sanitary Facilities was found ***present to a minor extent***. In the Study Area, Lack of Ventilation, Light, or Sanitary Facilities in 21 of the 351 (6%) buildings and in 35 of the 545 (6.4%) parcels and in 17 of the 75 blocks. It is present to a major extent in 2 blocks and to a minor extent in 15 of the 75 blocks

## 10. INADEQUATE UTILITIES

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

### CONCLUSION

Based on the exterior surveys and analyses undertaken, inadequate utilities were not found 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 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.

The majority of parcels (82.1%) in the Study Area have excessive land coverage. This condition is present when a building occupies nearly the entire parcel in leaving little or no room for loading or parking. The size of the buildings restricts the amount of available open space,

loading facilities, and parking spaces. Due to the smaller nature of the commercial structures, many of the buildings are not equipped with necessary loading docks nor do they have parking lots. Many of the businesses load supplies through their front doors while their trucks are double parked on the street which restricts the limited amount of parking available and creates traffic congestion and gridlock.

#### **CONCLUSION**

Excessive land coverage is **present to a major extent** in the Study Area. Excessive land coverage is present in 289 of the 351 (82.3%) buildings and in 446 of the 545 (81.8%) parcels and in 66 of the 75 blocks. It can be found to a major extent in 66 blocks and to a minor extent in six blocks. The results of the excessive land coverage analysis are presented in Map 6.

#### **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 465 of the 545 (85.3%) parcels, including the 82.1% parcels exhibiting excessive land coverage with insufficient room for parking and/or loading. Although the Study Area is predominately commercial, there are some residential uses with commercial uses which is a heavily traveled street.

#### **CONCLUSION**

Deleterious land use and layout is **present to a major extent** in the Study Area. Deleterious land use and layout is present in 465 of the 545 (85.3%) parcels and in 65 of the 75 blocks. Deleterious land use and layout is present to a major extent in 60 blocks and to a minor extent in five blocks. The results of the deleterious land use and layout analysis are presented in Map 7.

#### **13. DEPRECIATION OF PHYSICAL MAINTENANCE**

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

The entire Study Area is affected by lack of physical maintenance. Of the 545 parcels in the Study Area, 476 (87.3%) parcels, containing buildings, parking/storage areas, and vacant land, evidence the presence of this factor.

The majority of the buildings that evidence depreciation of physical maintenance exhibit problems including 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. The parking areas and open spaces have broken pavement, standing water, crumbling asphalt, overgrown vegetation, deteriorated curbs, broken, rotted, or no bumper guards, or are not paved.

#### **CONCLUSION**

Depreciation of physical maintenance is **present to a major extent** in the Study Area. Depreciation of physical maintenance is present in 303 of the 351 (86.3%) buildings, in 476 of the 545 (87.3%) parcels, and to a major extent in 71 blocks. The results of the depreciation of physical maintenance analysis are presented in Map 8.

#### **14. LACK OF COMMUNITY PLANNING**

Lack of community planning may be a factor if the proposed Study 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 following studies address community plans for the Study Area:

- *Draft Plan – Analysis of Reuse Potentials of Underutilized Sites Within the Northtown Area, City of Chicago, Illinois, Mayor Richard M. Daley and Alderman Bernard Stone, November, 1995*
- *Consulting Evaluation of Devon Avenue Business District, Melaniphy and Associates, 1976*

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

#### **CONCLUSION**

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

#### **E. CONSERVATION AREA ELIGIBILITY FACTORS SUMMARY**

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

**Major Extent**

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

**Minor Extent**

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

#### IV. SUMMARY AND CONCLUSION

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

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

The eligibility findings indicate that the Study Area contains factors that qualify it as a conservation area in need of revitalization and that designation as a redevelopment project area will contribute to the long-term well being of the City.

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 1 - Building Permit Requests contains a summary of the building permit requests for new construction and major renovation representing new investment. From 1993 to 1998, 12 permits for new construction or renovation were issued for 11 of the 351 (3.8%) buildings totaling \$1,158,330. In the first three months of 1999, there were no new permits for new construction or major renovation representing new investment. For the same five-year time period there were three buildings demolished in the Redevelopment Project Area.
- The lack of growth and investment by the private sector is demonstrated by the trend in the EAV of all the property in the Study Area. The EAV for the City of Chicago increased from \$28,661,954,119 in 1993 to \$33,940,145,776 in 1998, a total of 18.42%, or an average of 3.68% per year. For the same time period, the Study Area has experienced an overall EAV increase of 16.62% from \$61,650,512 in 1993 to \$71,896,034 in 1998, an average increase of only 3.32% per year.

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

1. Exterior surveys of the conditions and use of the Study Area;
2. Field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Comparison of current land uses to current zoning ordinance and the current zoning maps;
4. Historical analysis of site uses and users;
5. Analysis of original and current platting and building size layout;
6. Review of previously prepared plans, studies and data;
7. Analysis of building permits from 1994 – 1999 and building code violations from January 1994 – 1999 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 1993 to 1998.

The Study Area qualifies as an improved conservation area and is therefore eligible for Tax Increment Financing under the Act (see Exhibit 4 - Matrix of Conservation Factors).



**APPENDIX**

**EXHIBIT 1 - BUILDING PERMIT REQUESTS**

**NEW CONSTRUCTION/INVESTMENT PERMITS**

	Permit #	Date	Address	Investment
1.	797693	12/15/94	6415 N. Western	\$15,000
2.	801862	4/3/95	2534 W. Devon	\$150,000
3.	804120	5/15/95	2755 W. Devon	\$9,000
4.	815961	12/8/95	2241 W. Devon	\$7,000
5.	9600318	2/8/96	2534 W. Devon	\$23,500
6.	96002059	3/20/96	2322 W. Devon	\$22,000
7.	96008604	7/1/96	3055 W. Devon	\$2,200
8.	837720	12/13/96	2812 W. Devon	\$20,000
9.	838659	1/7/97	2414 W. Devon	\$18,500
10.	845632	5/02/97	2334 W. Devon	\$11,130
11.	846690	5/15/97	5950 N. Western	\$400,000
12.	867582	10/14/97	6454 N. Western	\$480,000
			<b>Total (11 permits)</b>	<b>\$1,158,330</b>

**DEMOLITION PERMITS**

Permit #	Date	Address	Amount
8110700+1	9/12/95	1841 W. Devon	0
96003513	4/17/96	2043 W. Devon	\$30,000
856721	9/9/97	5950 N. Western	\$9,300
		<b>Total (3 permit)</b>	<b>\$39,300</b>

**EXHIBIT 2 - BUILDING CODE VIOLATIONS**

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

- |      |                         |      |                        |
|------|-------------------------|------|------------------------|
| 97.  | 2900 W. Devon Avenue    | 130. | 5508 N. Western Avenue |
| 98.  | 2901 W. Devon Avenue    | 131. | 5510 N. Western Avenue |
| 99.  | 2912 W. Devon Avenue    | 132. | 5556 N. Western Avenue |
| 100. | 2936 W. Devon Avenue    | 133. | 5601 N. Western Avenue |
| 101. | 2944 W. Devon Avenue    | 134. | 5620 N. Western Avenue |
| 102. | 2948 W. Devon Avenue    | 135. | 5636 N. Western Avenue |
| 103. | 2949 W. Devon Avenue    | 136. | 5700 N. Western Avenue |
| 104. | 3000 W. Devon Avenue    | 137. | 5726 N. Western Avenue |
| 105. | 3018 W. Devon Avenue    | 138. | 5736 N. Western Avenue |
| 106. | 3020 W. Devon Avenue    | 139. | 5746 N. Western Avenue |
| 107. | 3021 W. Devon Avenue    | 140. | 5822 N. Western Avenue |
| 108. | 3034 W. Devon Avenue    | 141. | 5950 N. Western Avenue |
| 109. | 3044 W. Devon Avenue    | 142. | 6040 N. Western Avenue |
| 110. | 3100 W. Devon Avenue    | 143. | 6051 N. Western Avenue |
| 111. | 3101 W. Devon Avenue    | 144. | 6129 N. Western Avenue |
| 112. | 3107 W. Devon Avenue    | 145. | 6221 N. Western Avenue |
| 113. | 3111 W. Devon Avenue    | 146. | 6229 N. Western Avenue |
| 114. | 3116 W. Devon Avenue    | 147. | 6235 N. Western Avenue |
| 115. | 3120 W. Devon Avenue    | 148. | 6245 N. Western Avenue |
| 116. | 3125 W. Devon Avenue    | 149. | 6306 N. Western Avenue |
| 117. | 3149 W. Devon Avenue    | 150. | 6322 N. Western Avenue |
| 118. | 3159 W. Devon Avenue    | 151. | 6334 N. Western Avenue |
| 119. | 6350 N. Hoyne Avenue    | 152. | 343 N. Western Avenue  |
| 120. | 6401 N. Kedzie Avenue   | 153. | 6414 N. Western Avenue |
| 121. | 6400 N. Ridge Avenue    | 154. | 6415 N. Western Avenue |
| 122. | 2406 W. Rosemont Avenue | 155. | 6421 N. Western Avenue |
| 123. | 5202 N. Western Avenue  | 156. | 6422 N. Western Avenue |
| 124. | 5214 N. Western Avenue  | 157. | 6426 N. Western Avenue |
| 125. | 5252 N. Western Avenue  | 158. | 6434 N. Western Avenue |
| 126. | 5255 N. Western Avenue  | 159. | 6445 N. Western Avenue |
| 127. | 5300 N. Western Avenue  |      |                        |
| 128. | 5334 N. Western Avenue  |      |                        |
| 129. | 5424 N. Western Avenue  |      |                        |

**EXHIBIT 3 - DISTRIBUTION OF CRITERIA MATRIX**

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

**Key**

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

**Criteria**

AGE

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

8 OVERCROWDING

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

**EXHIBIT 3 - DISTRIBUTION OF CRITERIA MATRIX (CONT. PAGE 2)**

	Block	Age	1	2	3	4	5	6	7	8	9	10	11	12	13	14
31.	13 01 101	X		X	X		X			P			X	X	X	
32.	13 01 102	X		X	X		P			P			X	X	X	
33.	13 01 103	X		X	X		P			P					X	
34.	13 01 104	P		X	P		X			P			X	X	X	
35.	13 01 105	X		X	X		X			P	P		X	X	X	
36.	13 01 106	X		X	X		P			P	P			X	X	
37.	13 01 107	P		X	X		X			P					X	
38.	13 01 200	X		X	X		P			P			X	X	X	
39.	13 01 201	X		X	X		X			P			X	X	X	
40.	13 01 202	X		X	X		P			P			X	X	X	
41.	13 01 203	X		X	P		P			P			X	X	X	
42.	13 01 204	X		X	X		P			P			X	X	X	
43.	13 01 205	X		X	X		X			P			X	X	X	
44.	13 01 206	X		X	X		X			P			X	X	X	
45.	13 01 207	X		X	X		X			P			X	X	X	
46.	13 01 215	P		X	X					P			X	X	X	
47.	13 01 223			X	X								X	X	X	
48.	13 01 230			X	X		P				P		X	X	X	
49.	13 01 407			X	X		X				P		X	X	X	
50.	13 01 415	P		X	X		P				P		X	X	X	
51.	13 01 423	X	P	X	X		P				P		X	X	X	
52.	13 01 432	X	P	X	X		P						X	X	X	
53.	13 12 209	X		X	X		P						X	X	X	
54.	13 12 218	X		X	X		P						X	X	X	
55.	13 12 226	X		X	P		X						P	P	X	
56.	13 12 233	X		X	X		X						X	X	X	
57.	13 12 234	X		X	X		X						X	X	X	
58.	14 06 100	X		X	X		P		P	P	P		X	X	X	
59.	14 06 101	X		X	X		X			P			X	X	X	
60.	14 06 102	X		X	X		X			P			X	X	X	

**Key**

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

**Criteria**

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

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

**Key**

X Present to a Major Extent  
P Present  
Not Present

**Criteria**

AGE

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

8 OVERCROWDING

9 LACK OF VENTILATION, LIGHT OR SANITARY  
FACILITIES

10 INADEQUATE UTILITIES

11 EXCESSIVE LAND COVERAGE

12 DELETERIOUS LAND USE OR LAYOUT

13 DEPRECIATION OF PHYSICAL MAINTENANCE

14 LACK OF COMMUNITY PLANNING

**EXHIBIT 4 - MATRIX OF CONSERVATION FACTORS**

<b>A. Block Number</b>	<b>10 36 320</b>	<b>10 36 321</b>	<b>10 36 322</b>	<b>10 36 323</b>	<b>10 36 324</b>	<b>10 36 325</b>	<b>10 36 326</b>	<b>10 36 327</b>
<b>B. Number of Buildings</b>	3	4	3	4	3	3	4	4
<b>C. Number of Parcels</b>	6	4	6	5	4	8	6	5
1. Buildings 35 years or older	0	2	2	2	2	3	4	4
2. A. Buildings showing decline of physical maintenance	3	4	3	4	3	3	4	4
2. B. Parcels exhibiting decline of physical maintenance	5	4	5	5	4	8	6	5
3. A. Deteriorated buildings	2	3	2	2	3	3	3	3
3. B. Parcels that are deteriorated	2	3	4	3	3	8	4	4
4. Dilapidated buildings	0	0	0	1	0	0	1	1
5. A. Obsolete buildings	3	4	3	4	3	3	4	4
5. B. Obsolete parcels	5	4	6	5	4	8	6	5
6. Buildings below minimum code	1	3	2	3	3	2	1	3
7. Buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	1	0	0	1
8. Buildings with illegal uses	0	0	0	0	0	0	0	0
9. Buildings with excessive vacancies	1	3	1	0	0	0	1	1
10. Eligibility factors represented	8	8	9	9	9	8	8	11



**MATRIX OF CONSERVATION FACTORS  
 (CONTINUED PAGE 2)**

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

**MATRIX OF CONSERVATION FACTORS  
(CONTINUED PAGE 3)**

<b>A. Block Number</b>	<b>11 31 312</b>	<b>11 31 313</b>	<b>11 31 314</b>	<b>11 31 315</b>	<b>11 31 316</b>	<b>11 31 317</b>	<b>11 31 318</b>	<b>11 31 319</b>
<b>B. Number of Buildings</b>	6	6	6	2	3	4	7	2
<b>C. Number of Parcels</b>	12	8	8	2	8	7	9	2
1. Number of buildings 35 years or older	6	5	4	1	1	4	5	0
2. A. Number of buildings showing decline of physical maintenance	4	5	6	2	3	4	6	2
2. B. Number of parcels exhibiting decline of physical maintenance	8	8	8	2	8	7	7	2
3. A. Number of deteriorated buildings	5	5	4	2	1	4	6	2
3. B. Number of parcels that are deteriorated	10	6	5	2	1	7	8	2
4. Number of dilapidated buildings	0	3	2	0	0	0	2	0
5. A. Number of obsolete buildings	6	6	6	2	1	4	7	1
5. B. Number of parcels that are obsolete	12	8	8	2	2	7	9	1
6. Number of buildings below minimum code	5	3	3	2	1	2	2	2
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	0	2	0
10. Total number of eligibility factors represented in the block	8	9	9	8	8	8	10	6

**MATRIX OF CONSERVATION FACTORS  
 (CONTINUED PAGE 4)**

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

**MATRIX OF CONSERVATION FACTORS  
 (CONTINUED PAGE 5)**

<b>A. Block Number</b>	<b>13 01 103</b>	<b>13 01 104</b>	<b>13 01 105</b>	<b>13 01 106</b>	<b>13 02 107</b>	<b>13 01 200</b>	<b>13 01 201</b>	<b>13 01 202</b>
<b>B. Number of Buildings</b>	2	3	5	1	1	5	5	5
<b>C. Number of Parcels</b>	2	8	8	8	5	7	7	7
1. Number of buildings 35 years or older	2	2	5	1	1	5	5	5
2. A. Number of buildings showing decline of physical maintenance	2	3	4	1	1	5	4	4
2. B. Number of parcels exhibiting decline of physical maintenance	2	8	6	8	5	7	6	6
3. A. Number of deteriorated buildings	2	2	4	1	1	5	4	5
3. B. Number of parcels that are deteriorated	2	3	4	8	5	7	6	7
4. Number of dilapidated buildings	0	0	6	0	0	0	0	0
5. A. Number of obsolete buildings	2	3	5	1	1	5	4	5
5. B. Number of parcels that are obsolete	2	8	8	8	5	7	7	7
6. Number of buildings below minimum code	1	1	1	1	1	2	4	2
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	1	1	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	0	0	0
10. Total number of eligibility factors represented in block	6	8	9	8	6	8	8	8

**MATRIX OF CONSERVATION FACTORS  
 (CONTINUED PAGE 6)**

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

**MATRIX OF CONSERVATION FACTORS  
 (CONTINUED PAGE 7)**

<b>A. Block Number</b>	<b>13 01 407</b>	<b>13 01 415</b>	<b>13 01 423</b>	<b>13 01 432</b>	<b>13 12 209</b>	<b>13 12 218</b>	<b>13 12 226</b>	<b>13 12 233</b>
<b>B. Number of Buildings</b>	1	10	14	9	7	11	8	2
<b>C. Number of Parcels</b>	1	13	16	15	18	12	7	2
1. Number of buildings 35 years or older	0	6	12	9	6	8	8	1
2. A. Number of buildings showing decline of physical maintenance	1	10	14	8	7	6	8	2
2. B. Number of parcels exhibiting decline of physical maintenance	1	13	16	10	15	6	5	2
3. A. Number of deteriorated buildings	1	5	13	7	7	6	2	2
3. B. Number of parcels that are deteriorated	1	10	15	10	16	6	2	2
4. Number of dilapidated buildings	0	0	1	1	0	0	0	0
5. A. Number of obsolete buildings	1	10	14	9	7	11	7	2
5. B. Number of parcels that are obsolete	1	13	16	15	17	11	4	2
6. Number of buildings below minimum code	1	3	5	3	3	2	5	2
7. Number of buildings lacking ventilation, light, or sanitation facilities	1	1	3	1	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	0	0	0
10. Total number of eligibility factors represented in block	7	8	8	9	7	7	7	7

**MATRIX OF CONSERVATION FACTORS  
 (CONTINUED PAGE 8)**

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

**MATRIX OF CONSERVATION FACTORS  
(CONTINUED PAGE 9)**

<b>A. Block Number</b>	<b>14 06 114</b>	<b>14 06 201</b>	<b>14 06 202</b>	<b>14 06 203</b>	<b>14 06 204</b>	<b>14 06 300</b>	<b>14 06 500</b>	<b>14 07 100</b>
<b>B. Number of Buildings</b>	2	1	7	3	6	3	0	1
<b>C. Number of Parcels</b>	16	2	8	3	6	2	2	1
1. Number of buildings 35 years or older	0	0	6	0	6	2	0	0
2. A. Number of buildings showing decline of physical maintenance	2	0	5	2	2	2	0	1
2. B. Number of parcels exhibiting decline of physical maintenance	16	1	6	2	2	2	2	1
3. A. Number of deteriorated buildings	1	0	6	2	5	2	0	0
3. B. Number of parcels that are deteriorated	2	0	7	2	5	2	2	0
4. Number of dilapidated buildings	0	0	0	0	0	0	0	0
5. A. Number of obsolete buildings	2	0	6	1	6	2	0	0
5. B. Number of parcels that are obsolete	16	0	7	1	6	2	2	0
6. Number of buildings below minimum code	1	0	0	1	0	1	0	0
7. Number of buildings lacking ventilation, light, or sanitation facilities	1	0	0	0	0	1	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	1	0	0
10. Total number of eligibility factors represented in block	8	4	7	6	7	7	0	1

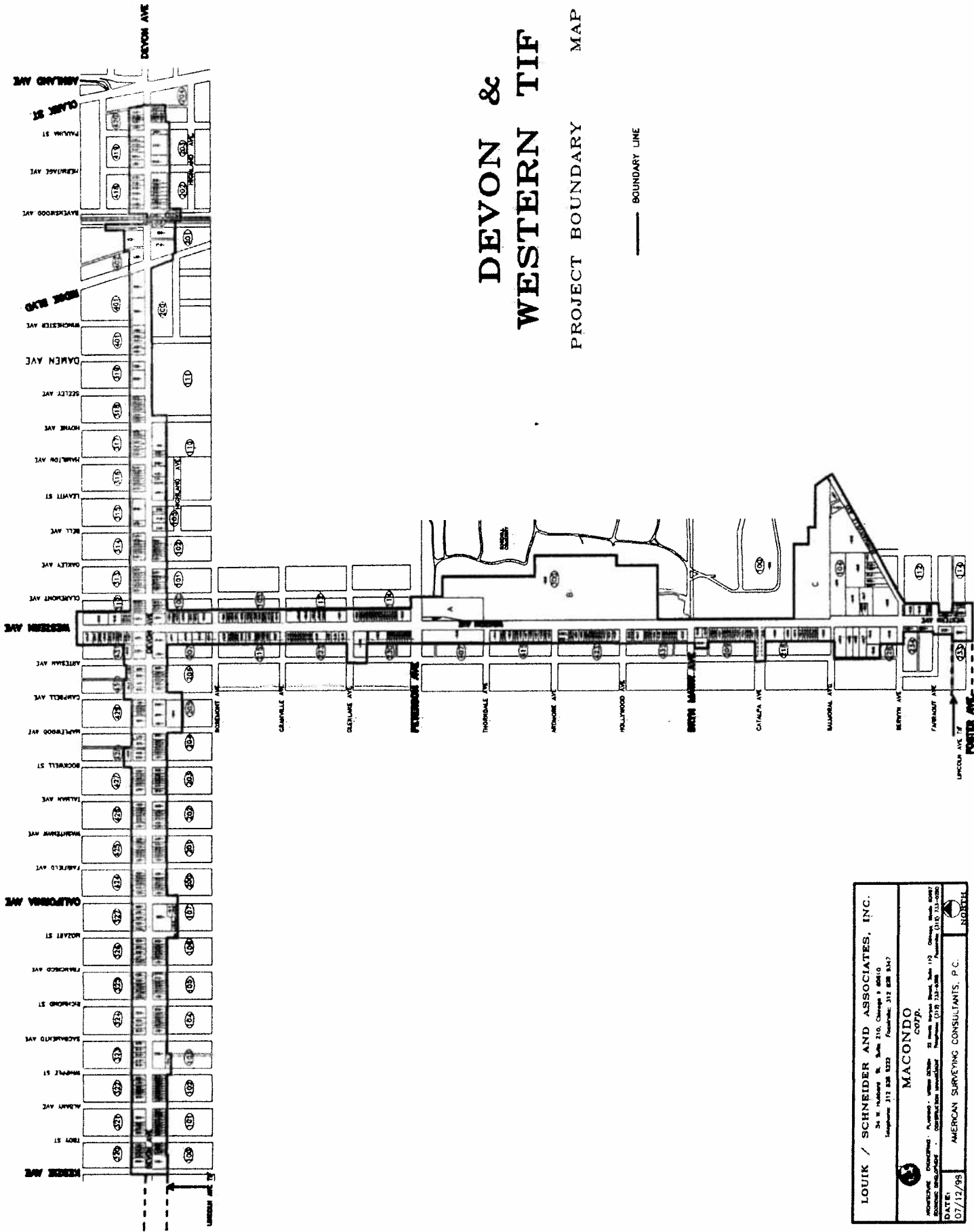


**MATRIX OF CONSERVATION FACTORS  
 (CONTINUED PAGE 10)**

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

### EXHIBIT 5 - MAP LEGEND

MAP 1	PROJECT BOUNDARY
MAP 2	EXISTING LAND USE
MAP 3	AGE
MAP 4	OBSOLESCENCE
MAP 5	DETERIORATION
MAP 6	EXCESSIVE LAND COVERAGE
MAP 7	DELETERIOUS LAND USE/LAYOUT
MAP 8	DEPRECIATION OF PHYSICAL MAINTENANCE

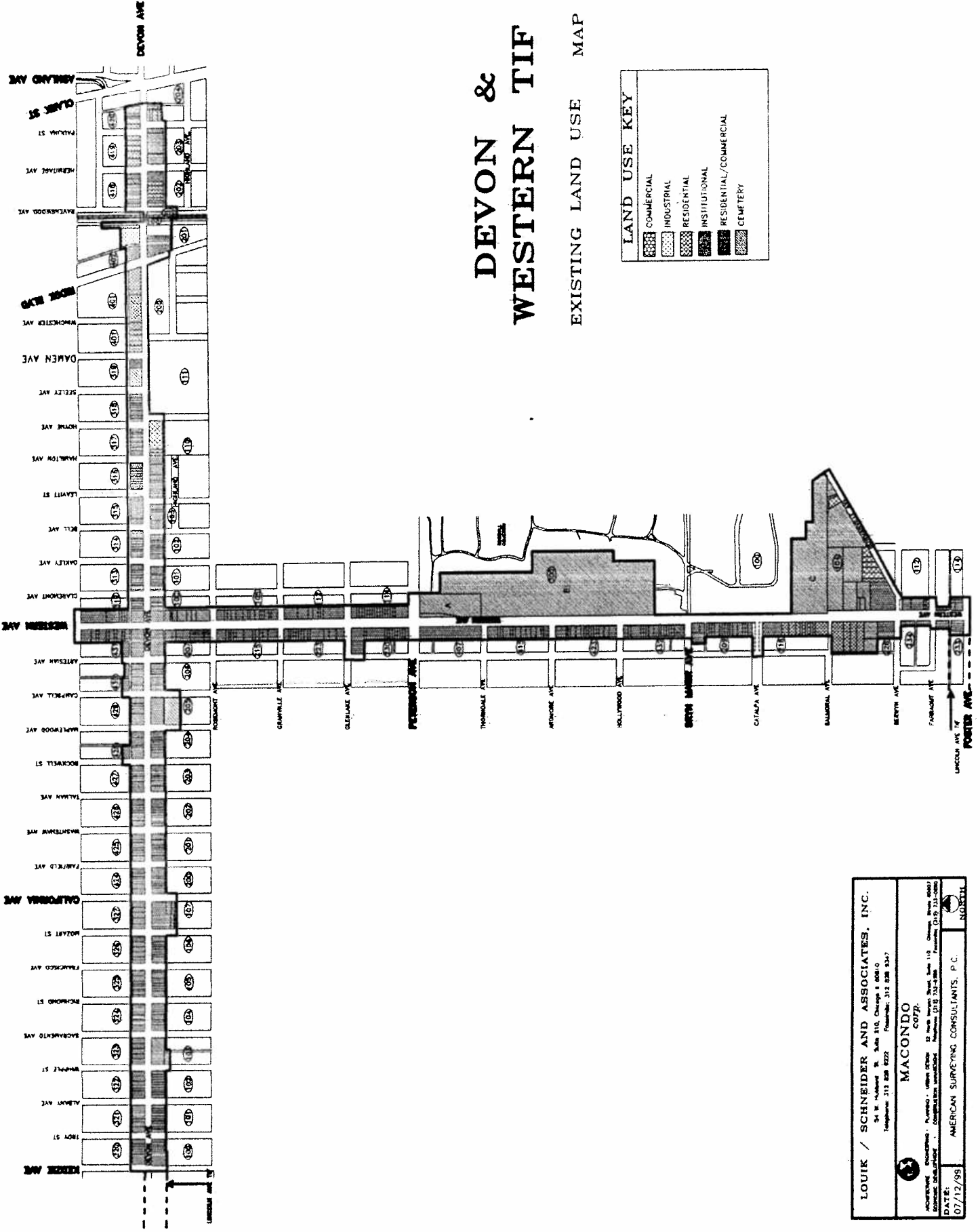


# DEVON & WESTERN TIF

PROJECT BOUNDARY MAP 1

—— BOUNDARY LINE

<b>LOUIK / SCHNEIDER AND ASSOCIATES, INC.</b> <small>34 W. Industrial St., Suite 110, Chicago, IL 60610          Telephone: 312.528.8222 Fax: 312.528.2447</small>	
<b>MACONDO</b> <b>CORP.</b> <small>PROFESSIONAL ENGINEERS - LICENSE NO. 0211000001 - State of Illinois          REGISTERED PROFESSIONAL SURVEYORS - LICENSE NO. 019-123-0000 - State of Illinois          REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS - LICENSE NO. 019-123-0000 - State of Illinois</small>	
DATE: 07/12/99	MONTH:
AMERICAN SURVEYING CONSULTANTS, P.C.	

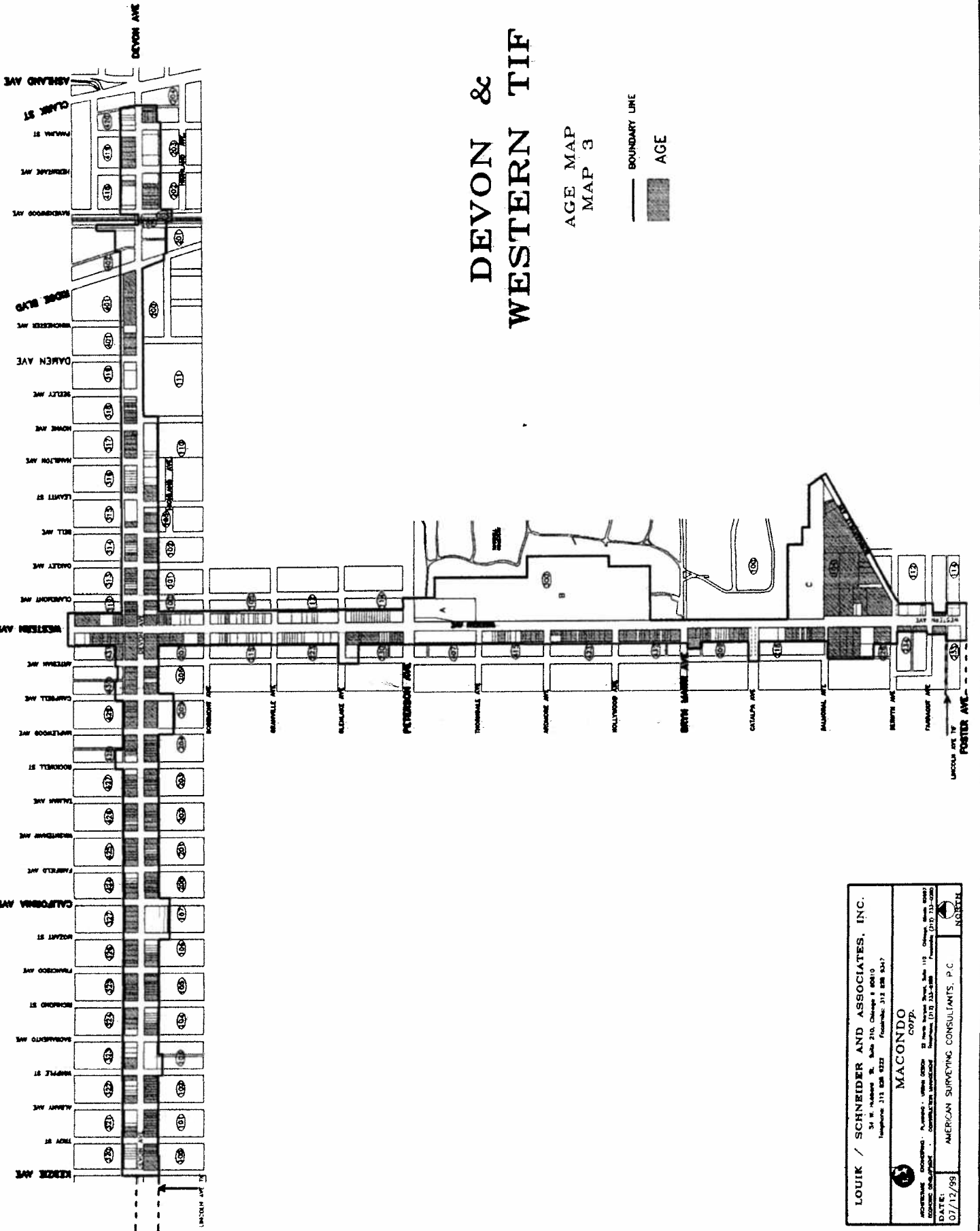


# DEVON & WESTERN TIF

EXISTING LAND USE MAP 2

LAND USE KEY	
	COMMERCIAL
	INDUSTRIAL
	RESIDENTIAL
	INSTITUTIONAL/COMMERCIAL
	CEMETERY

<b>LOUIK / SCHNEIDER AND ASSOCIATES, INC.</b> <small>54 W. Hubbard St. Suite 210, Chicago, IL 60610          Telephone: 312.538.8222 Fax: 312.538.9347</small>	
<b>MACONDO</b> <small>CONTRACTOR</small>	
<small>AMERICAN SURVEYING CONSULTANTS, P.C.</small>	
DATE: 07/12/99	

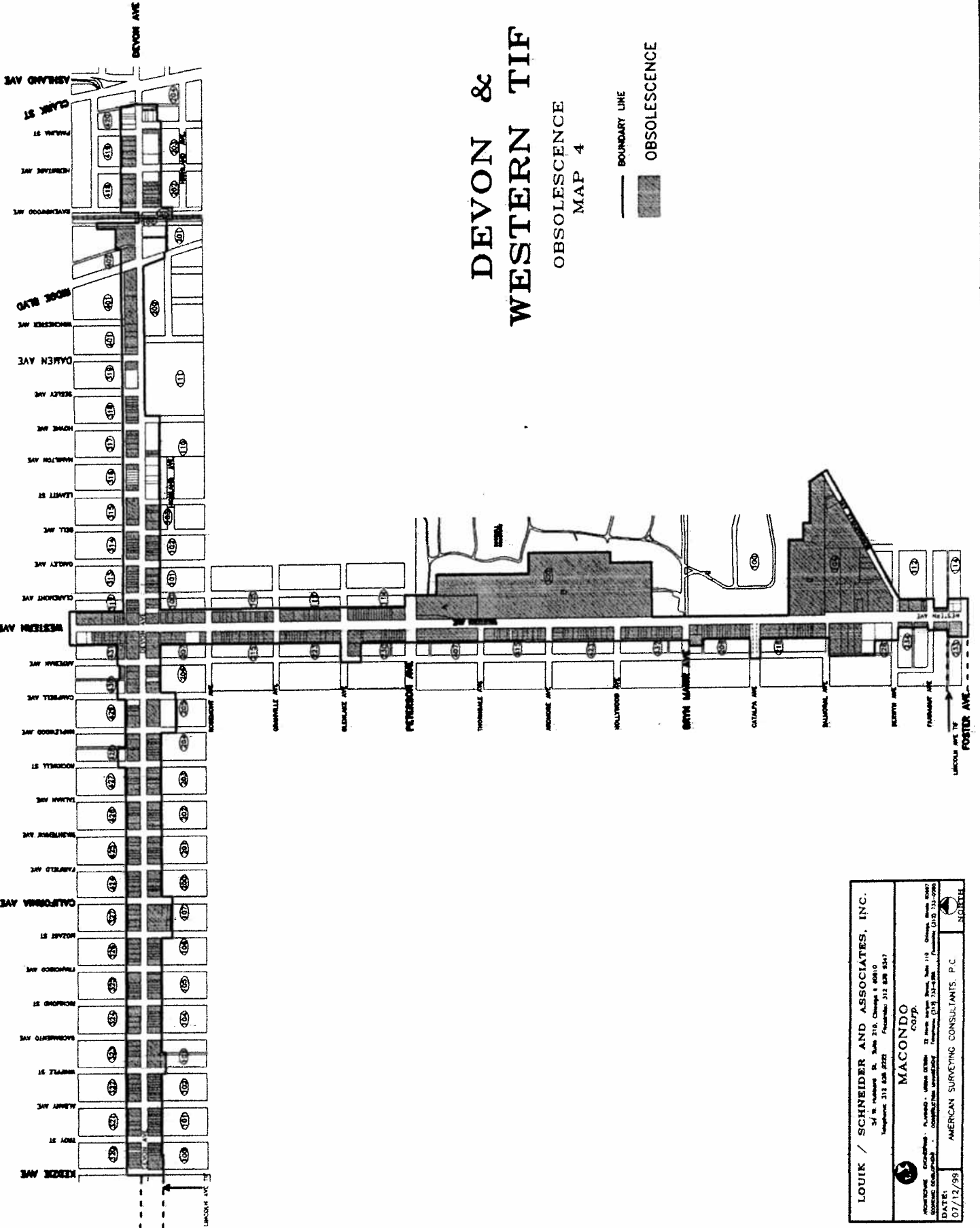


# DEVON & WESTERN TIF

AGE MAP  
MAP 3

— BOUNDARY LINE  
■ AGE

<b>LOUIK / SCHNEIDER AND ASSOCIATES, INC.</b> 34 W. Madison St. Suite 210, Chicago, IL 60610 Telephone: 312 638 6222 Facsimile: 312 638 6247	
<b>MACONDO</b> <i>corp.</i>	
<small>           OFFICIAL RECORDING: A number of other copies of this map have been filed for recording in Cook County, Illinois.            RECORDING INFORMATION: COOK COUNTY RECORDS DEPARTMENT, 1012 JEFFERSON ST., CHICAGO, ILL. 60607         </small>	
DATE: 07/12/99	AMERICAN SURVEYING CONSULTANTS, P.C. NORTH



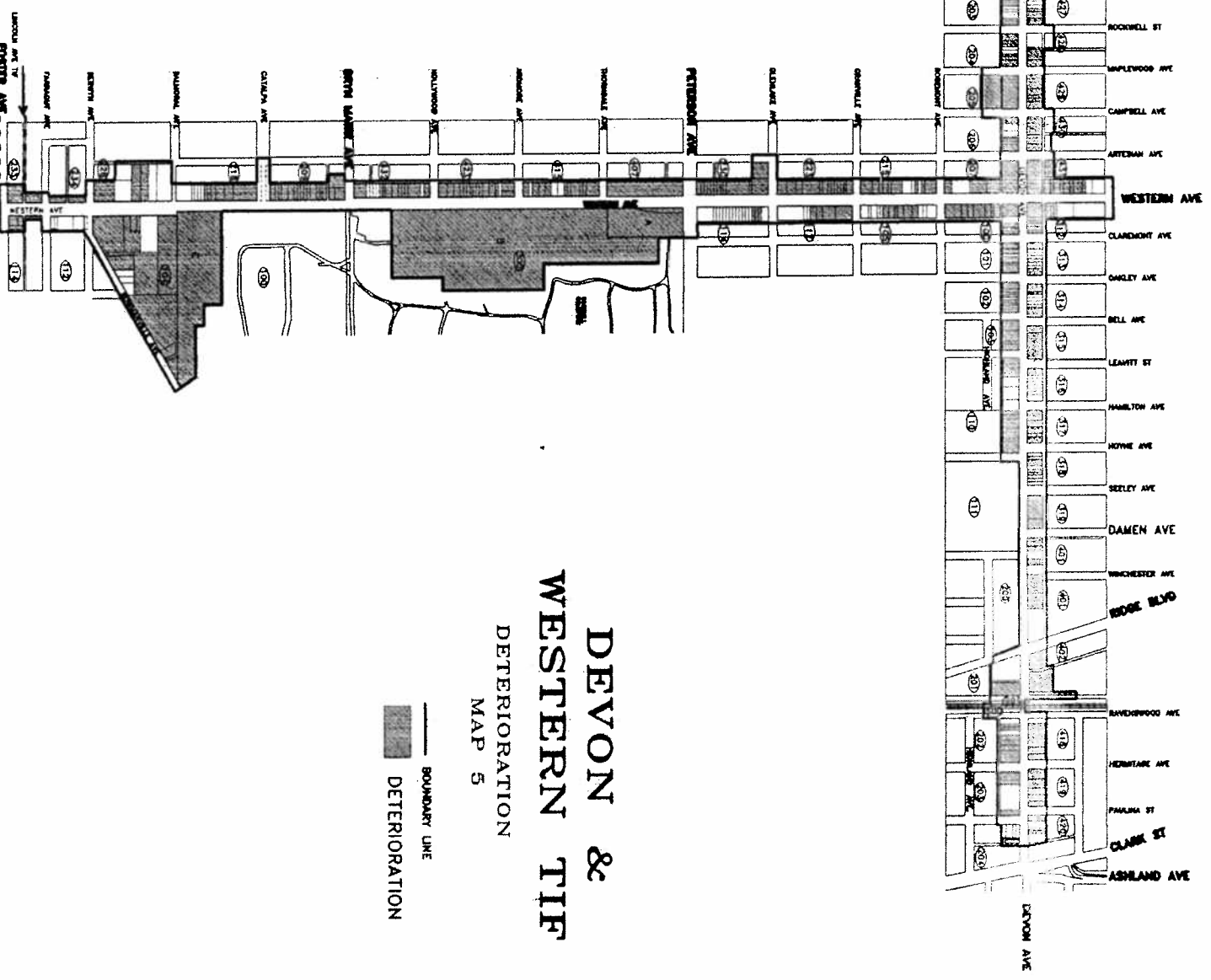
# DEVON & WESTERN TIF

OBSOLESCENCE  
MAP 4

— BOUNDARY LINE  
 ■ OBSOLESCENCE

<b>LOUIK / SCHNEIDER AND ASSOCIATES, INC.</b> 34 N. LaSalle St., Suite 210, Chicago, IL 60610 Telephone: 312.528.2222    Facsimile: 312.528.8347	
<b>MACONDO</b> corp.	
PROJECT: 11000000 - 11000000 DATE: 07/12/99	CLIENT: AMERICAN SURVEYING CONSULTANTS, P.C. PROJECT: 11000000 - 11000000 DATE: 07/12/99

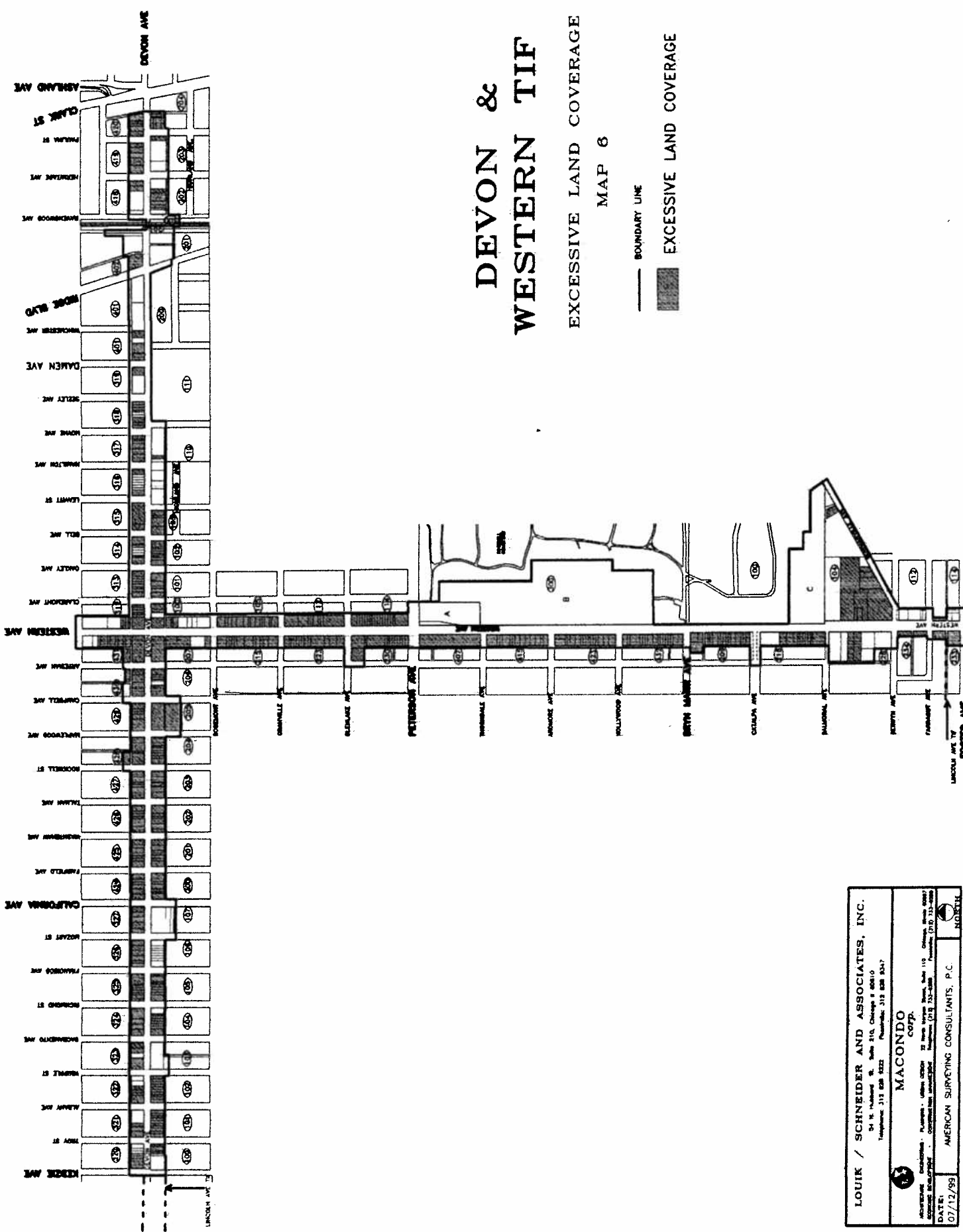
**LOUIK / SCHNEIDER AND ASSOCIATES, INC.**  
 24 N. Hubbard St., Suite 210, Chicago, IL 60610  
 Telephone: 312 638 1822 Fax: 312 638 9347  
**MACONDO**  
 Corp.  
 22 West Superior Street, Suite 110, Chicago, Illinois 60601  
 Telephone: 312 332-4348 Fax: 312 332-0266  
**AMERICAN SURVEYING CONSULTANTS, P.C.**  
 1100 N. Dearborn  
 DATE: 07/12/99



# DEVON & WESTERN TIF

DETERIORATION  
MAP 5

——— BOUNDARY LINE  
 ■■■■■ DETERIORATION



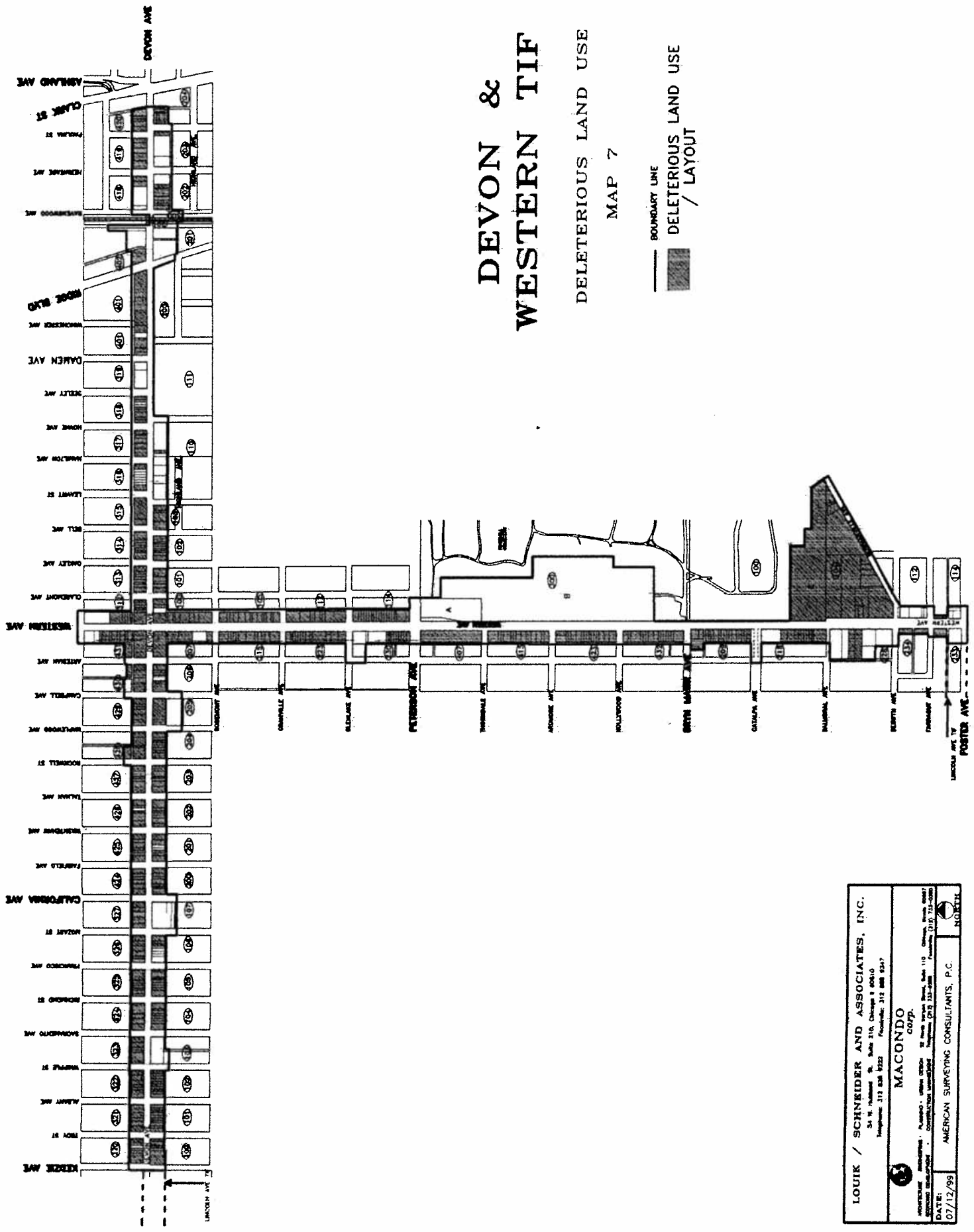
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## EXCESSIVE LAND COVERAGE MAP 6

——— BOUNDARY LINE  
 ■■■ EXCESSIVE LAND COVERAGE

<b>LOUIK / SCHNEIDER AND ASSOCIATES, INC.</b> <small>54 W. Hubbard St. Suite 210, Chicago, IL 60610        Telephone: 312 888 5522 Fax: 312 888 5547</small>	
<b>MACONDO</b> <small>CORP.</small>	<small>115 North LaSalle Street        Chicago, IL 60610        Telephone: 312 334-1111</small>
<b>AMERICAN SURVEYING CONSULTANTS, P.C.</b> <small>115 North LaSalle Street        Chicago, IL 60610        Telephone: 312 334-1111</small>	
<b>DATE:</b> 07/12/99	





# DEVON & WESTERN TIF

DELETERIOUS LAND USE

MAP 7

BOUNDARY LINE  
DELETERIOUS LAND USE / LAYOUT

**LOUIK / SCHNEIDER AND ASSOCIATES, INC.**  
 34 W. Hubbard St. Suite 110, Chicago 60610  
 Telephone: 312 838 1222 Facsimile: 312 888 8347

**MACONDO**  
 GROUP

AMERICAN SURVEYING CONSULTANTS, P.C.  
 1100 N. Lincoln Ave., Suite 110, Chicago, IL 60610  
 Telephone: 312 838 1222 Facsimile: 312 888 8347

DATE: 07/12/99

