
1998 Annual Report

Bronzeville
Redevelopment Project Area



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

JUNE 30, 1999



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

June 30, 1999

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

Ladies and Gentlemen:

The attached information for the Bronzeville Redevelopment Project Area, along with 63 other individual reports, is presented pursuant to the Mayoral Executive Order 97-2 (Executive Order) regarding annual reporting on the City's tax increment financing (TIF) districts. The City's TIF program has been used to finance neighborhood and downtown improvements, leverage private investment, and create and retain jobs throughout Chicago.

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

Sincerely,

Christopher R. Hill
Commissioner
Department of Planning and Development

Walter K. Knorr
Chief Financial Officer



June 30, 1999

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

Commissioner Hill:

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

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

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

Very truly yours,

Ernst & Young LLP

Ernst & Young LLP

Bronzeville Redevelopment Project Area 1998 Annual Report

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Bronzeville Redevelopment Project Area 1998 Annual Report

Purpose of Report:

The purpose of the Annual Report for the Bronzeville Redevelopment Project Area (Report) is to provide information regarding the City of Chicago (City) tax increment financing (TIF) districts in existence on December 31, 1998, as required by the Mayor's Executive Order 97-2 (Executive Order). This Report covers the Bronzeville Redevelopment Project Area (Project Area).

Methodology:

In the process of providing information about the Project Area, care was taken to follow the organization of the Executive Order to allow the reader to locate needed information in an efficient manner. The Report reflects only TIF economic activity during 1998, also referred to in this report as "the previous calendar year." As outlined below, several assumptions were made concerning certain required information.

(a) General Description

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

(b) Date of Designation and Termination

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

(c) Copy of Redevelopment Plan

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

Bronzeville Redevelopment Project Area 1998 Annual Report

(d) Description of Intergovernmental and Redevelopment Agreements

Table D describes agreements related to the Project Area which are either intergovernmental agreements between the City and another public entity or redevelopment agreements between the City and private sector entities interested in redeveloping all or a portion of the Project Area. The date of recording of agreements executed by the City in 1998 and filed with the Cook County Recorder of Deeds is included in Table D (if applicable).

(e) Description of TIF Projects

Table E describes each TIF project in the Project Area that has already received approval by the Community Development Commission, and which received TIF financing during 1998. Those projects in discussion, pre-proposal stage with a developer, or being reviewed by Community Development Commission staff are not "projects" for purposes of the Report. The amount budgeted for project costs and the estimated timetable were obtained from the Project Area's intergovernmental or redevelopment agreements, if such agreements exist. Table E specifically notes:

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

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(f) Description of all TIF Debt Instruments

Table F describes all TIF debt instruments related to the Project Area in 1998. It should be noted that debt instruments issued without a security pledge of incremental taxes or direct payments from incremental taxes for principal and interest are not included in Table F, as such instruments do not qualify as TIF debt instruments as defined by the Executive Order. Table F includes:

- 1) the principal dollar amount of TIF debt instruments;
- 2) the date, dollar amount, interest rate, and security of each sale of TIF debt instruments and type of instrument sold;
- 3) the underwriters and trustees of each sale;
- 4) the amount of interest paid from tax increment during the prior calendar year (1998);
- 5) the amount of principal paid from tax increment during the prior calendar year (1998).

(g) Description of City Contracts

Table G provides a description of City contracts related to the Project Area, executed or in effect during 1998 and paid with incremental tax revenues. In addition, the date, names of all contracting parties, purpose, amount of compensation, and percentage of compensation paid is included in the table. Table G does not apply to any contract or contract expenditure reported under (e)(5) of Section 4 of the Executive Order.

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

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(h) Summary of Private and Public Investment Activity

Table H describes each TIF project in the Project Area that has been executed through an intergovernmental or redevelopment agreement in 1998, or that has been approved by the Community Development Commission in 1998.

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

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

(i) Description of Property Transactions

Information regarding property transactions is provided in Table I to the extent the City took or divested title to real property or was a lessor or lessee of real property within the Project Area. Specifically, the Executive Order requires descriptions of the following property transactions occurring within the Project Area during 1998:

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

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- 4) every lease of real property by the City to any other person as part of the redevelopment plan for the Project Area. Information shall include the location, type and size of property, name of lessor, date of transaction, duration of lease, purpose of rental, and the rental amount.

(j) Financial Summary Prepared by the City Comptroller

Section (j) provides a 1998 financial summary for the Project Area audited by an independent certified public accounting firm. These statements were prepared in accordance with generally accepted accounting principles. These statements include:

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

(k) Description of Tax Receipts and Assessment Increments

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

- 1) for a sales tax Project Area, the municipal sales tax increment and state sales tax increment deposited in the fund during the prior calendar year;

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

All terms used in Table K relating to increment amounts and equalized assessed value (EAV) are construed as in Section 9 of the Illinois Tax Increment Allocation and Redevelopment Act or the Illinois Industrial Jobs Recovery Law. Unless otherwise noted, the EAV and property tax information were obtained from the Cook County Clerk's Office. All sales tax information was obtained from the City of Chicago.

(l) Certain Contracts of TIF Consultants

Table L provides information about contracts, if any, between the TIF consultant who was paid by the City for assisting to establish the Project Area and paid by any entity that has received or is currently receiving payments financed by tax increment revenues from the Project Area. The contents of Table L are based on responses to a mail survey. This survey was sent to every consultant who has prepared at least one redevelopment plan for the establishment of a redevelopment project area within the City in 1998. The Executive Order specifically applies to contracts that the City's tax increment advisors or consultants, if any, have entered into with any entity that has received or is receiving payments financed by tax revenues produced by the same Project Area.

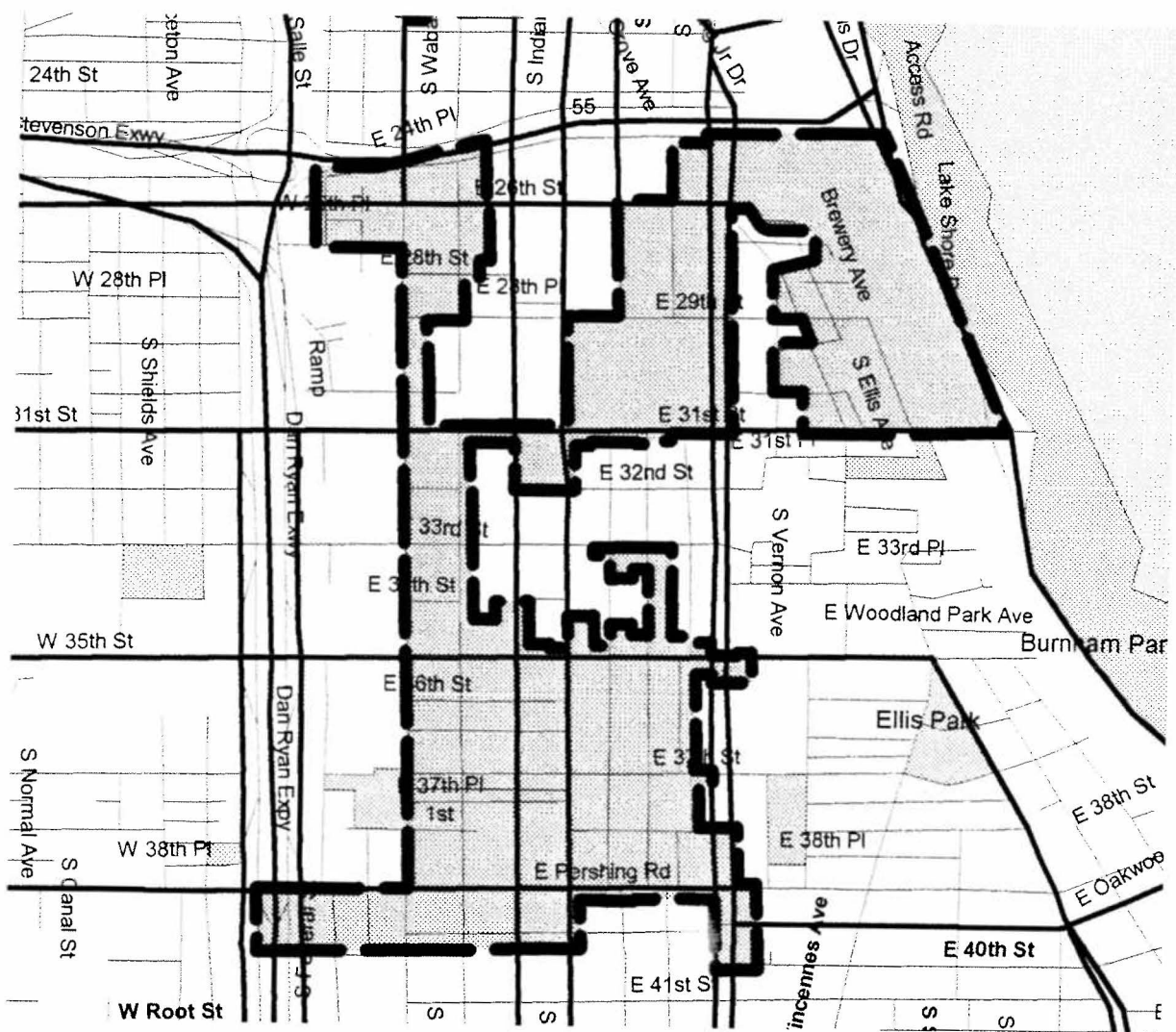
(m) Compliance Statement Prepared by an Independent Public Accountant

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

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(a) GENERAL DESCRIPTION

The Project Area is generally bounded by 25th Street on the north, 40th Street on the south, Dr. Martin Luther King Jr. Drive and Lake Park Avenue on the east, and Calumet Avenue, Indiana Avenue, State Street and Wentworth Avenue on the west. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan (Attachment).



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(b) DATE OF DESIGNATION AND TERMINATION

The Project Area was designated by the Chicago City Council on November 4, 1998. The Project Area may be terminated no later than November 4, 2021.

(c) COPY OF REDEVELOPMENT PLAN

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

(d) DESCRIPTION OF INTERGOVERNMENTAL AND REDEVELOPMENT AGREEMENTS

During 1998, no new agreements were executed in the Project Area.

**Bronzeville Redevelopment Project Area
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(e) DESCRIPTION OF TIF PROJECT(S)

During 1998, there were no tax increment project expenditures within the Project Area.

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(f) DESCRIPTION OF TIF DEBT INSTRUMENTS

During 1998, there were no TIF debt instruments outstanding for the Project Area.

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(g) DESCRIPTION OF CITY CONTRACTS

During 1998, there were no City contracts relating to the Project Area.

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(h) SUMMARY OF PRIVATE AND PUBLIC INVESTMENT ACTIVITY

During 1998, there was no information available regarding public or private investment activity in the Project Area.

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(i) DESCRIPTION OF PROPERTY TRANSACTIONS

TABLE I
DESCRIPTION OF PROPERTY TRANSACTIONS OCCURRING
WITHIN THE PROJECT AREA

PROPERTY TRANSFERRED BY THE CITY THROUGH THE REDEVELOPMENT PLAN FOR THE PROJECT AREA	<u>LOCATION</u>	<u>TYPE OF PROPERTY</u>	<u>SIZE OF PROPERTY</u>	<u>NAME OF TRANSFEROR/ LESSOR</u>	<u>DATE OF TRANS.</u>	<u>COMPENSATION PAID FOR PROPERTY</u>	<u>RENTAL AMOUNT</u>	<u>PURCHASED OR EMINENT DOMAIN</u>	<u>DURATION OF LEASE</u>	<u>PURPOSE OF RENTAL</u>
		3427 S. Indiana	Residential	25 x 123	Kenneth Walker	01-08-98	\$28,000	N.A. (1)	N.A. (1)	N.A. (1)

(1) N.A. - not applicable.

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(j) FINANCIAL SUMMARY PREPARED BY THE CITY COMPTROLLER

During 1998, no financial activity occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

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(k) DESCRIPTION OF TAX RECEIPTS AND ASSESSMENT INCREMENTS

**TABLE K
DESCRIPTION OF TAX RECEIPTS AND ASSESSMENT INCREMENTS**

<u>YEAR</u>	<u>MUNICIPAL SALES TAX INCREMENT</u>	<u>STATE SALES TAX INCREMENT</u>	<u>MUNICIPAL UTILITY TAX INCREMENT</u>	<u>NET STATE UTILITY TAX INCREMENT</u>	<u>INITIAL EAV</u>	<u>TOTAL 1997 EAV</u>	<u>TOTAL INCREMENTAL PROPERTY TAXES 1997</u>
1998	N.A. (1)	N.A. (1)	N.A. (1)	N.A. (1)	\$ 51,969,184 (2)	N.A. (3)	N.A. (3)

(1) N.A. - not applicable.

(2) Source - Bronzeville Redevelopment Plan and Project.

(3) N.A. - not available. As of December 31, 1998, the certified EAV had not been established. Therefore, incremental property taxes could not be calculated.

Bronzeville Redevelopment Project Area 1998 Annual Report

(I) CERTAIN CONTRACTS OF TIF CONSULTANTS

During 1998, no TIF consultant was paid by the City for assisting to establish the Project Area and paid by any entity that has received or is currently receiving payments financed by tax increment revenues from the Project Area.

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1998 Annual Report**

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

During 1998, there were no tax increment expenditures within the Project Area. Therefore, no compliance statement was provided for this section.

**Bronzeville Redevelopment Project Area
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**ATTACHMENT
REDEVELOPMENT PLAN**

CITY OF CHICAGO

BRONZEVILLE REDEVELOPMENT PROJECT AREA

TAX INCREMENT FINANCE PROGRAM

REDEVELOPMENT PLAN AND PROJECT

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

JUNE 9, 1998

**PREPARED BY
LOUIK/SCHNEIDER & ASSOCIATES, INC.**

Form of Notice by Mail to Taxing Districts, DCCA and Board Members

NOTICE is hereby given that on the 28th day of July, 1998, the Community Development Commission of the City of Chicago (the "City") will hold a public hearing at 2:00 p.m. at City Council Chambers, City Hall, 121 North LaSalle Street, Second Floor, Chicago, Illinois, regarding approval of a redevelopment plan for the Bronzeville area more fully described below (the "Area"), designation of the Area as a redevelopment project area as defined in the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act") and use of tax increment allocation financing pursuant to the Act to finance all or a portion of the costs of improvements proposed to be made in the Area pursuant to the Plan.

The following documents concerning the subject matter of the hearing are enclosed, and the Plan contains as exhibits (that are hereby incorporated into this notice by reference) a legal description of the Area, a description of the street boundaries of the Area and a map showing the street boundaries thereof:

Bronzeville Tax Increment Financing Redevelopment Project and Plan (the "Plan") (which has attached as an exhibit the Bronzeville Project Area Tax Increment Financing Eligibility Study (the "Report")).

The objective of the Plan is to create a mechanism which allows for the Area to be revitalized through private investment in rehabilitation and new development.

The City, in proposing the actions described herein and in the Plan, aims to encourage redevelopment in the Area, enhance the tax base of the City and other affected taxing districts by encouraging private investment in the Area and to preserve and enhance the value of properties therein. To accomplish these goals, the proposed Plan provides that the City may carry out certain public improvements in the Area, enter into redevelopment agreements for the construction of public and private improvements, finance a portion of the costs of such improvements using funds from the special tax allocation fund described in the Act and issue one or more series of obligations secured by such funds. Please see the Plan for a more complete description of proposed activities.

All interested persons will be given an opportunity to be heard at the hearing and to file written objections with the City Clerk at the hearing. All interested persons, including representatives of all taxing districts having taxable property

within the Area and the Illinois Department of Commerce and Community Affairs, are invited to submit comments concerning the subject matter of the hearing prior to the date thereof to the following address:

Christopher R. Hill, Commissioner
Department of Planning and Development
City of Chicago
City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602

and

James J. Laski, Jr.
City Clerk
City of Chicago
City Hall, Room 107
121 North LaSalle Street
Chicago, Illinois 60602

For further information, please contact Tyrone Tabing of DPD at (312) 744-0986 between 9:00 a.m. and 4:00 p.m. Monday through Friday.

Elvin E. Charity, Chairman
COMMUNITY DEVELOPMENT COMMISSION
City of Chicago

List of attachments: Plan (with Report attached)

[The following is to be included in the notice to Board members:]

NOTICE is hereby further given that on the 26th day of June, 1998, at 10:00 a.m. at City Hall, 121 North LaSalle Street, Room 1003A, Chicago, Illinois, a meeting of the Joint Review Board will be convened pursuant to Section 5/11-74.4-5 (b) of the Act, consisting of representatives of the Illinois Department of Commerce and Community Affairs, the Metropolitan Water Reclamation District of Greater Chicago, the Chicago Community Colleges, the Chicago Board of Education, the Chicago School Finance Authority, the Chicago Park District, the Chicago Public Library, the Cook County Board of Commissioners, the Forest Preserve District of Cook County, the City of Chicago and a public member, to consider the proposal described within this Notice above. The Board shall (i) review the public record, the Plan, the Report and any other planning documents, and the ordinances approving the designation of the Area, the Plan and the adoption of tax increment allocation financing that are proposed to be adopted by the City and (ii) issue an advisory, non-binding recommendation based on whether the Area satisfies the eligibility criteria enumerated in Section 5/11-74.4-3 of the Act.

Elvin E. Charity, Chairman
COMMUNITY DEVELOPMENT COMMISSION
City of Chicago

**REDEVELOPMENT PLAN AND PROJECT FOR
BRONZEVILLE REDEVELOPMENT PROJECT AREA
TAX INCREMENT FINANCING PROGRAM**

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I. INTRODUCTION

The Bronzeville Redevelopment Project Area (hereafter referred to as the "Redevelopment Project Area") is located on the south side of the City of Chicago (the "City"), approximately three miles from the central business district. The Redevelopment Project Area comprises 491 acres and includes 103 (full and partial) blocks. The Redevelopment Project Area is generally bounded by 25th Street on the north, 40th Street on the south, Dr. Martin Luther King Jr. Drive and Lake Park Avenue on the east, and Calumet Avenue, Indiana Avenue, State Street and Wentworth Avenue on the west. The boundaries of the Redevelopment Project Area are shown on Map 1, *Boundary Map*.

The Redevelopment Project Area is a residential community with supporting commercial and institutional uses. The Redevelopment Project Area includes the "Bronzeville Focus Area" as defined by the *City of Chicago Bronzeville Blue Ribbon Committee Report, May 1997* ("Blue Ribbon Report"). The "Bronzeville Focus Area" is the area bounded by 31st Street on the north, 39th Street on the south, Cottage Grove on the east and the Dan Ryan Expressway on the west. The Blue Ribbon Task Force was convened to: 1) develop a redevelopment strategy, linking Bronzeville to tourism and convention industries; 2) identify reuses for the historical landmarks; and 3) develop partnerships with the agencies, residents, businesses and institutions.

The Redevelopment Project Area was at one time the center of the City's African-American cultural, economic and social life. The Redevelopment Project Area still maintains some of the same elements that made it such a viable neighborhood in the past: close proximity to the central business district, excellent local/regional public transportation, easy accessibility to the City's lakefront and the Museum Campus. It is surrounded by McCormick Place on the north and the Museum of Science and Industry and the University of Chicago on the south and Lake Michigan to the east.

The Redevelopment Project Area is also well served by public transportation, making the area easily accessible to the local work force. The Chicago Transit Authority (the "CTA") bus lines that service the Redevelopment Project Area directly are the #35, #39 Pershing, and Michigan, Indiana, King, and Cottage Grove lines. The CTA Green Line runs through the Redevelopment Project Area between State Street and Wabash Avenue with a new renovated Bronzeville Station at 35th Street. Directly west (approximately 1/4 mile) of the Redevelopment Project Area is the CTA Red Line (Howard-Dan Ryan) with stops at 35th and 39th Streets.

The major local surface transportation access routes serving the Redevelopment Project Area include 22nd Street, 26th Street, 31st Street, 35th Street, 39th Street, State Street, Michigan Avenue and Dr. Martin Luther King Drive. The Dan Ryan Expressway is located along the western boundary of the Redevelopment Project Area with access at 31st, 35th and 39th

of new structures, and the redevelopment and/or expansion of existing viable businesses and 3) the development of vacant and underutilized properties.

This Plan summarizes the analyses and findings of the consultants' work, which, unless otherwise noted, is the responsibility of Louik/Schneider and Associates, Inc. and was completed with the assistance of Ernest R. Sawyer Enterprises, Inc. 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 Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"). Louik/Schneider & Associates, Inc. has prepared this Plan and the related Eligibility Study with Ernest R. Sawyer Enterprises, Inc. with the understanding that the City would rely 1) on the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Plan, and 2) on the fact that Louik/Schneider & Associates, Inc. has obtained the necessary information so that the Plan and the related eligibility study will comply with the Act.

A. AREA HISTORY

The Redevelopment Project Area is located in two of the City's 77 community areas - Douglas and Grand Boulevard. The two communities are divided by 39th Street, Douglas to the north and Grand Boulevard to the south. The majority of the Redevelopment Project Area is located in the Douglas Community. Only nine of the 103 blocks of the Redevelopment Project Area are located in the Grand Boulevard community. Both communities experienced many of the same trends. By 1870, the Douglas area was a well established residential community of Victorian mansions and greystone homes east of State Street and smaller frame homes west of State Street. Both Douglas and Grand Boulevard became the home of migrating African-American populations. The City's African-American population increased from 320 in 1850 to 3,700 in 1870.

By 1870, the City's African-American population was concentrated in an area commonly referred to as the "Black Belt" according to the *Black Metropolis Historic District*. The "Black Belt" was bordered by Van Buren on the north, 39th on the south, the white residential community that began at State Street, and the railroads and the industrial community on the west. As the community of the "Black Belt" strengthened, it developed a complete and independent commercial, social and political base. The City's first African-American owned business was located at 31st and State Street. As the needs for goods and services increased, the commercial base expanded south along State Street to 35th by 1890. At the same time major institutional developments outlined the community: the Armour Institute of Technology (1891) on the west and Michael Reese Hospital (1880) on the east. By the 1900s, the African-American population had increased to 30,050.

headquarters of the Chicago Defender, an African-American publication. For the next forty years the nation's premier forum for African-American journalism was located in this building.

EIGHT REGIMENT ARMORY, 3533 South Giles Avenue (1914-15)

The Eight Regiment Armory was designed by James B. Dibelka. At the time of its completion, the Eight Regiment Armory was the only armory in the United States built for an African-American regiment. The "Fighting 8th," which was commanded entirely by African-Americans, was organized in 1898 as a volunteer regiment drawn from the African-American community during the Spanish-American War.

LIBERTY LIFE/SUPREME INSURANCE Co., 3501 South King Drive (1921)

The Liberty Life/Supreme Insurance Co. was designed by Albert Anis. Frank L. Gillespies of Liberty Life, the first African-American owned and operated insurance company in the northern United States, purchased the building in 1924. Second floor office space of the building could no longer accommodate the needs of Liberty Life after it merged with Supreme Life Insurance Company of America.

OVERTON HYGIENIC DOUGLASS NATIONAL BANK, 3619-27 South State Street (1922-23)

The Overton Hygienic Douglass National Bank Building, designed by Z. Erol Smith, was the vision of Anthony Overton as a "monument to Negro thrift and industry". Overton was the principal backer of the building and owner of several businesses including the Victory Life Insurance Company; the Chicago Bee, a major African-American newspaper; The Half Century Magazine, an African-American newspaper; and the Douglass Bank, the first African-American bank granted a national charter.

SUNSET CAFE/GRAND TERRACE CAFE, 315 East 35th Street (1909)

This building is the premier remaining structure associated with the nightclubs that established Chicago's reputation as a jazz center in the 1920s and 1930s. The Sunset Cafe was home to such legendary figures as Louis Armstrong and Johnny Dodds. In the 1950s, the building housed the office of the Second Ward Regular Democratic Organization.

UNITY HALL, 3140 South Indiana Avenue

Unity Hall was built in 1887 as the Lakeside Club, a Jewish social organization. Beginning in 1917, it became the headquarters of the Peoples Movement Club, a political organization headed by Oscar Stanton DePriest, the first African-American elected to the U.S. House of Representatives. Unity Hall also served for many years as the headquarters for William Dawson, a prominent Democratic political leader of standing.

WABASH AVENUE YMCA, 3763 SOUTH WABASH AVENUE

The Wabash YMCA opened to the public on June 15, 1913. The project was initiated by Sears, Roebuck & Company chairman Julius Rosenwald. Rosenwald's offer of \$25,000 toward a combined community center, gymnasium, pool, and residential headquarters to be run under the auspices of the YMCA was soon matched by contributions from Chicago's most prominent businesses and citizens.

VICTORY MONUMENT, 35th Street and King Drive (1926 and 1936)

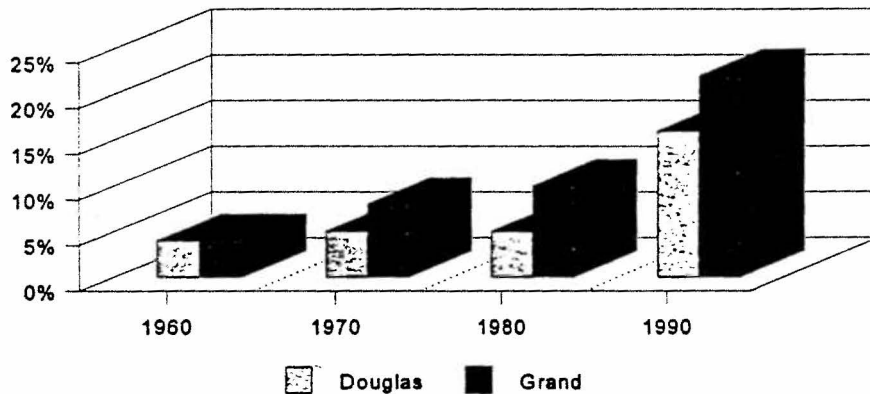
At the close of the World War I, movements began within Chicago's African-American community to honor the achievements of the Eight Regiment of the Illinois National Guard. The Statue was erected in 1926 and consists of a circular grey granite shaft with three inset bronze sculptural panels finished

Reese Hospital at 31st and Cottage Grove, part of Mercy Hospital and Medical Center's parking facility and MRI building at 26th and King Drive, Drake Elementary School and Dunbar Vocational High School at 28th and King Drive. At the western edge of the Redevelopment Project Area is part of the Illinois Institute of Technology campus. Also in the center of the Redevelopment Project Area but not included within the boundaries is the Illinois College of Optometry. In the south half of the Redevelopment Project Area is De La Salle High School, Raymond Elementary School, Philips High and Mayo Elementary School.

Of the 1,459 parcels in the Redevelopment Project Area, 551 (37.8%) are vacant. The number of vacant buildings is quantified by two sources: exterior building surveys conducted by Ernest R. Sawyer and the 1990 Census Data. The Census data provides in-depth information on the trend of vacant buildings in the Redevelopment Project Area. The 1990 Census Data reported, the percentage of vacant housing units is 16% for the Grand Boulevard community and 22% for the Douglas community. The trend of vacant housing units as identified by the *Local Community Fact Book* shows over the last 40 years there has been a steady increase in the amount of vacant buildings.

Vacant Housing Unit

(percentage of houses)



In addition to the vacant parcels, the Redevelopment Project Area is plagued with buildings in advanced states of disrepair. The analysis of the Eligibility Study concluded that 70% of the buildings in the Redevelopment Project Area are either dilapidated and/or deteriorated. Evidence of dilapidation and/or deterioration can be found throughout the Redevelopment Project Area.

There are three areas zoned for manufacturing. Two areas are zoned **M1-3**; one is located between the CTA elevated train and the east side of Michigan Avenue, south of 39th between Federal and Wentworth Avenue. The second area zoned **M1-3** is on the east side of King Drive and south 25th Street. The Redevelopment Project Area also has three Planned Developments, No.1 - IIT, No. 2 - Michael Reese Hospital and No. 26 - Mercy Hospital.

F. TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

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

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

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

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

This Plan also specifically describes the Redevelopment Project Area. This area meets the eligibility requirements of the Act (see Bronzeville - Tax Increment Finance Program - Eligibility Study attached as Exhibit 3). The Redevelopment Project Area boundaries are described in the introduction of this Plan and are shown in Map 1, Boundary Map.

After approval of the Plan, the City Council may then formally designate the Redevelopment Project Area.

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

II. REDEVELOPMENT PROJECT AREA AND LEGAL DESCRIPTION

The Redevelopment Project Area is located on the south side of the City approximately two miles from the City's central business district. The Redevelopment Project Area is comprised of 491 acres and consists of 103 (full and partial) city blocks.

The boundaries of the Redevelopment Project Area are shown on Map 1, Boundary Map, and the existing land uses are identified on Map 2. The Redevelopment Project Area includes only those contiguous parcels of real property that are expected to be substantially benefited by the proposed redevelopment project improvements supported by the Plan.

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

- Coordinate a comprehensive implementation planning effort that includes the major institutions, agencies and community groups throughout the Redevelopment Project Area.
- Create and preserve job opportunities for residents of the Redevelopment Project Area.
- Mandate participation of minorities and women in the redevelopment process of the Redevelopment Project Area.

B. REDEVELOPMENT OBJECTIVES

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

- Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Blighted Area.
- Facilitate the development of vacant land and redevelopment of underutilized properties scattered throughout the Redevelopment Project Area.
- Provide public and private infrastructure improvements and other relevant and available assistance necessary for a successful neighborhood.
- Use City programs, where appropriate, to create a unified identity that would enhance the marketability of the Redevelopment Project Area as a desirable place to live and work.
- Develop planning partnerships that link the major institutions located in and around the Redevelopment Project Area.
- Encourage the development of open space and public plazas for residents and tourists.
- Leverage public and private investment in all areas of the Redevelopment Project Area.
- Assist in the development of commercial establishments that promote the Redevelopment Project Area as a tourist attraction as well as a cultural center for African-American history.

IV. BLIGHTED AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA

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

Based upon surveys, site inspections, research and analysis conducted by Louik/Schneider & Associates, Inc., the Redevelopment Project Area qualifies as a Blighted Area as defined by the Act. A separate report, entitled "Bronzeville Tax Increment Finance Program Eligibility Study" dated June 1998 (the "Eligibility Report"), is attached as Exhibit 3 to this Plan and describes in detail the surveys and analyses undertaken and the basis for the finding that the Redevelopment Project Area qualifies as a Blighted Area. Summarized below are the findings of the Eligibility Report.

SUMMARY OF ELIGIBILITY FACTORS

Throughout the Redevelopment Project Area, eight of the 14 blighted area eligibility criteria are present in varying degrees. The conclusions for each of the factors that are present within the Redevelopment Project Area are summarized below:

1. AGE

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures which are at least 35 years old. Age is **present to a major extent** in the Redevelopment Project Area. Age is present in 513 of the 647 (79.3%) buildings and in 58 of the 103 blocks in the Study Area.

2. DILAPIDATION

Dilapidation refers to an advanced state of disrepair of buildings and improvements. Dilapidation is **present to a major extent** in the Study Area. Dilapidation is present in 139 of the 647 (21.5%) buildings and 33 of the 103 blocks.

maintenance is present in 401 of the 647 (62%) buildings, 831 (57%) of the 1,459 parcels and in 75 of the 103 blocks.

CONCLUSION

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

- Of the 14 eligibility factors for a Blighted Area set forth in the Act, nine (9) are present in the Redevelopment Project Area, five (5) to a major extent and four (4) to a minor extent and only five are necessary for designation as a Blighted Area. In addition two are present to limited extent but are not being relied on for a finding of Blighted Area.
- The Blighted Area eligibility factors which are present are reasonably distributed throughout the Redevelopment Project Area.

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

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

- A table of the Building Permit Requests, found in Exhibit 1 of the attached Bronzeville Tax Increment Financing Program Eligibility Study, contains a summary of the building permit requests for new construction and major renovation from the City with respect to the Redevelopment Project Area. Building permit requests for new construction and renovation for the Redevelopment Project Area from 1993-1997 totaled \$3,108,895, or an average of \$621,779 a year. During the same time period, there were 50 permits issued for demolition of structures.
- The lack of growth and investment by the private sector is supported by the trend in the equalized assessed valuation (EAV) of all the property in the Redevelopment Project Area. The EAV for all smaller residential properties in the City (six units or less), of which most of the Redevelopment Project Area is comprised, increased from \$10,601,881,890 in 1992 to \$12,572,530,169 in 1996, a total of 21.29% or an average of 5.32% per year. Over the last five years, from

V. BRONZEVILLE REDEVELOPMENT PLAN AND PROJECT

A. GENERAL LAND USE PLAN

The existing land uses for the Redevelopment Project Area are outlined in Map 2. The Land Use Plan, Map 3, identifies the proposed land uses that will be in effect upon adoption of this Plan. The proposed land uses described herein will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

The major land use categories proposed for the Redevelopment Project Area include residential (25%), commercial (5%), institutional (20%), industrial (10%), mixed-use (30%), railroad and expressways(2%), parks (8%) and the historic landmarks (9 structures/monument). The primary land use is residential with commercial uses along the main arterials. Institutional land uses include property utilized by parks, academic institutions, churches and hospitals. The historic landmark land use has been created to accommodate the special needs or possible future uses of the historic structures which are scattered throughout the Redevelopment Project Area. Redevelopment of all of these properties is compatible with the surrounding land use patterns and historical land use patterns of the Redevelopment Project Area. The specific types of land uses reflect the uses allowed under the zoning regulations in the Redevelopment Project Area as presented in the *1996 Chicago Zoning Ordinance*.

RESIDENTIAL

The primary land use proposed within the Redevelopment Project Area is residential. Redevelopment of property in the designated portions of the Redevelopment Project Area to a residential use is compatible with the surrounding land use patterns and history of the neighborhood. The development of new residential property is proposed, particularly for the vacant lots throughout the residential zoned blocks.

COMMERCIAL

To service the needs of the residential community, portions of the Redevelopment Project Area along the main arterials of 31st, 35th and 39th Streets are proposed for commercial use. Commercial uses within the Redevelopment Project Area should reflect the needs of community residents as well as visitors to the area's institutions.

INDUSTRIAL

Industrial land uses are proposed for two sections of the Redevelopment Project Area. Light manufacturing uses are best suited for both of these areas.

INSTITUTIONAL

Institutional land uses include property utilized by educational institutions, health care facilities, public agencies, and City departments or government for their own use.

encourages further private investment. This public improvement program can basically be categorized as follows:

- Retain, renovate and rehabilitate existing residential and commercial structures.
- Encourage the development of new residential and commercial structures.
- Renew the Redevelopment Project Area's historical significance as a center for African - American cultural, economic and social life.

Specific public and private redevelopment strategies to achieve the purpose, goals and objectives of this Redevelopment Plan and Project are described in the following areas of development.

OVERALL AREA

It is essential to carry forward a unified neighborhood theme throughout the Redevelopment Project Area. This can be accomplished through a variety of methods including streetscaping, signage, decorative lighting, planters/tree boxes and banners. All of the organizations, (community, academic, institutional and religious) are an excellent avenue to market the Redevelopment Project Area as a desirable neighborhood.

Consideration should be made to utilize existing public programs such as special service area to provide a higher level of public services or special services not provided by the public sector. Use of these programs can enhance the development of the Redevelopment Project Area.

The Redevelopment Project Area is adjacent to McCormick Place and Comiskey Park. Both of these venues attract hundreds of thousands of people annually. A marketing effort should be made to encourage people to travel beyond these destinations, visit the historic sites of Bronzeville and dine/shop in the commercial districts.

HISTORICAL SIGNIFICANCE

As previously noted the Redevelopment Project Area is home to numerous architectural and historic landmarks of African-American history. In an effort to preserve and promote the status of these cultural and architectural landmarks, their rehabilitation and marketing must be addressed. The following tools may aid in this goal:

- Encourage the renovation of the landmarks located in the Black Metropolis Historic District. The Facade Rebate Program of the City is one example of a tool to provide assistance in the historic preservation of these structures.

stores and retail shops will increase. Convenience shopping accommodates the needs of local residents as well as employees of the major institutions surrounding the Redevelopment Project Area. Vacant parcels along the south side of 31st Street provide excellent opportunities for development and for new jobs for local residents.

In an effort to achieve a unified and cohesive identity for the retail districts along 35th and 39th Streets, the following steps are necessary; 1) improvements to existing structures and facades, 2) the development of new infill commercial where necessary, and 3) coordinated streetscape programs. A streetscape program should address the following items where appropriate: new sidewalks, parking, pedestrian-scale and decorative lighting, banners, the development of gateways, uniform signage requirements for businesses and the addition of landscaping.

With the new institutional developments such as the Chicago Police Department Headquarters at 35th and State Street and the proposed expansion of IIT and DeLaSalle High School, local businesses will have an additional customer base to draw on. As development occurs accommodations must be made for the increased demand for parking and traffic circulation.

The following strategies will facilitate the commercial development of the Redevelopment Project Area.

- Encourage private investment, through incentives, in both existing and new commercial developments that will enhance the Redevelopment Project Area's tax base and create job opportunities for local residents and support the needs of the existing residential community.
- Facilitate the development of a long-term program to market and promote the commercial areas to small to mid-sized, independent commercial establishments.
- Use existing public programs to facilitate the rehabilitation of facades and improve commercial signage. Also encourage consistency and uniformity in the design, scale, size, and placement of exterior commercial signage.
- Secure commitments from employers in the Redevelopment Project Area and adjacent redevelopment project areas to interview graduates of the Redevelopment Project Area's job readiness and job training programs.
- Preserve the character of existing, viable commercial districts as new development and redevelopment occurs.
- Establish specific design guidelines addressing building design, building massing, fencing, screening, landscaping, signage, setbacks, and other applicable items as new commercial development and redevelopment occurs.

of acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land. Furthermore, the City may require written redevelopment agreements with developers (or redevelopers) before acquiring any properties. Acquisition of land for public rights-of-way may also be necessary for the portion of said rights-of-way that the City does not own.

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary and otherwise required 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.

The urban renewal area Project 6 was designated as a slum and blighted area redevelopment project area on May 14, 1953. The City has the power to assemble and acquire property pursuant to the designation. Such acquisition and assembly under that authority is consistent with this Plan. Nothing in this Plan (including the preceding paragraph) shall be deemed to limit or adversely affect the authority of the City under the Project 6 Slum and Blighted Area to acquire and assemble property. Accordingly, incremental property taxes from the Redevelopment Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Urban Renewal Plan.

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

3. **REHABILITATION COSTS.** The costs for rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings or fixtures including, but not limited to, provision of facade improvements for the purpose of improving the facades of privately held properties, may be funded.
4. **PROVISION OF PUBLIC IMPROVEMENTS AND FACILITIES.** Adequate public improvements and facilities may be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:
 - a. Provision for streets, public rights-of-ways and public transit facilities
 - b. Provision of utilities necessary to serve the redevelopment
 - c. Public landscaping
 - d. Public landscape/buffer improvements, street lighting and general beautification improvements in connection with public improvements
 - e. Public open space

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% of the annual interest costs incurred by the developer or the redeveloper with regard to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11), 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% of the total of 1) costs paid or incurred by the developer or redeveloper for the redevelopment project plus 2) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
- 12. NEW CONSTRUCTION COSTS.** Unless expressly stated above in items 1 -11, incremental taxes **may not** be used by the City for the construction of new privately-owned buildings.
- 13. REDEVELOPMENT AGREEMENTS.** The City may enter into redevelopment agreements with private developers or redevelopers, which may include but not be limited to, terms of sale, lease or conveyance of land, requirements for site improvements, public improvements, job training and interest subsidies. In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements.

The City requires that developers receiving TIF assistance for market rate housing meet affordability criteria established by the City's Department of Housing (outlined - page 22).

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

TABLE 1 - ESTIMATED REDEVELOPMENT PROJECT COSTS

<u>Program Action/Improvements</u>	<u>Costs</u>
Planning, Legal, Professional, Administration	\$ 2,000,000
Assemblage of Sites	\$ 7,000,000
Rehabilitation Costs	\$ 24,000,000
Public Improvements	\$ 23,000,000(1)
Job Training	\$ 2,500,000
Relocation Costs	\$ 500,000
Interest Costs	\$ 3,000,000
Site Preparation/Environmental Remediation/Demolition	\$ 10,000,000
TOTAL REDEVELOPMENT PROJECT COSTS*	\$ 72,000,000(2)(3)

*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 Project Area. As permitted by the Act, the City may pay, or reimburse all, or a portion of a taxing districts capital costs resulting from the Redevelopment project pursuant to a written agreement by the City accepting and approving such costs.

(2) In addition to the above stated costs, each issue of bonds issued to finance a phase of the Redevelopment Plan and 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 do not include private redevelopment costs or costs financed from non-TIF public resources. Total Redevelopment Project Costs are inclusive of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated only by a 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.

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) the full faith and credit of the City; 4) a mortgage on part or all of the Redevelopment Project Area; or 5) any other taxes or anticipated receipts that the City may lawfully pledge.

All obligations issued by the City pursuant to this Plan and the Act shall be retired within 23 years (by the year 2021) from the adoption of the ordinance approving the Redevelopment Project Area. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. The amounts payable in any year as principal and interest on all obligations issued by the City pursuant to the Plan and the Act shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or other sources of funds (including ad valorem taxes) as may be provided by ordinance. Obligations may be of a parity or senior/junior lien natures. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

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

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

The total 1996 equalized assessed valuation for the entire Redevelopment Project Area is \$51,969,184. After verification by the County Clerk of Cook County, this amount will serve as the "Initial Equalized Assessed Valuation" from which all incremental property taxes in the Redevelopment Project Area will be calculated by the County. The 1996 EAV of the Redevelopment Project Area is summarized by permanent index number (PIN) in Table 2 - 1996 Equalized Assessed Valuation of this Redevelopment Plan.

In the event that 1997 EAV information for the Redevelopment Project Area becomes available prior to the time that the Redevelopment Project Area is designated and the Plan is approved pursuant to ordinances passed by the City Council of the City, this Plan may be supplemented, prior to or after the passage of such ordinances, to include the updated 1997 EAV information, and such updated information will (if required by the Act) become the initial EAV which the Cook County Clerk will certify for the Redevelopment Project Area.

Increment Finance Program Eligibility Study. Building permit requests for new construction and renovation for the Redevelopment Project Area from 1993 - 1997 totaled \$3,108,895. Of the 1,459 parcels in the Redevelopment Project Area, 37.8% of the parcels are vacant. Additionally, there were 50 demolition permits issued during the same period.

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

I. FINANCIAL IMPACT OF THE REDEVELOPMENT PROJECT

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

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

The Redevelopment Plan and 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 initial EAV established at the time of adoption of this Redevelopment 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.

School (within the Redevelopment Project Area)	Occupancy (%)	Design Capacity (# of students)
Dunbar High School	41.9	2000
Wendel Phillips High School	100.4	2200
Raymond Elementary	50.3	1440
Mayo Elementary	52.1	1030

In addition, there are 10 schools within a three-five block radius of the Redevelopment Project Area.

School (outside Redevelopment Project Area)	Occupancy (%)	Design Capacity (# of students)
Attucks	43.7	1300
Donoghue	53.6	1280
Doolittle - Intermediate	37.1	1075
Doolittle - West	67.1	960
Douglas	47.9	1255
Einstein	27.3	965
Fuller	49.0	900
Hartigan	83.7	1005
Pershing	83.2	310
Williams	53.2	1600

Metropolitan Water Reclamation District of Greater Chicago. The replacement of vacant and underutilized properties with residential and commercial development may increase demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

L. PROVISION FOR AMENDING ACTION PLAN

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

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

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

N. PHASING AND SCHEDULING OF REDEVELOPMENT

A phased implementation strategy will be used to achieve a timely and orderly redevelopment of the Redevelopment Project Area. It is expected that over the 23 years that this Plan is in effect for the Redevelopment Project Area, numerous public/private improvements and developments can be expected to take place. The specific time frame and financial investment will be staged in a timely manner. Although it is expected that the majority of proposed development will take place over the next 10-15 years, development may occur from the designation and through the life of the TIF.

Development within the Redevelopment Project Area intended to be used for residential purposes will be staged consistently with the funding and construction of infrastructure improvements and private sector interest in new residential facilities. City expenditures for

APPENDIX

TABLE 2 - 1996 EQUALIZED ASSESSED VALUATION

The following table identifies the Permanent Index Number and Equalized Assessed Value for each of the parcels in the Redevelopment Project Area.

#	PIN	EAV						
1	17 27 122 014	\$9,261	40	17 27 300 034	\$18,879	80	17 27 306 027	Exempt
2	17 27 122 015	\$7,408	41	17 27 300 036	Exempt	81	17 27 306 028	Exempt
3	17 27 122 016	\$4,121	42	17 27 300 037	Exempt	82	17 27 306 029	Exempt
4	17 27 122 017	\$8,148	43	17 27 300 039	Exempt	83	17 27 306 030	Exempt
5	17 27 122 018	\$4,073	44	17 27 300 040	\$51,497	84	17 27 306 031	Exempt
6	17 27 122 019	\$4,073	45	17 27 300 041	\$262,563	85	17 27 306 032	Exempt
7	17 27 122 020	\$191,071	46	17 27 300 045	\$139,665	86	17 27 306 033	Exempt
8	17 27 122 021	\$85,324	47	17 27 300 046	\$30,507	87	17 27 306 034	Exempt
9	17 27 122 026	\$50,543	48	17 27 300 047	\$15,081	88	17 27 306 035	Exempt
10	17 27 122 027	\$51,335	49	17 27 300 048	\$10,752	89	17 27 306 036	Exempt
11	17 27 122 029	\$12,618	50	17 27 300 049	\$2,687	90	17 27 306 037	Exempt
12	17 27 123 002	\$169,014	51	17 27 301 009	\$97,397	91	17 27 306 061	Exempt
13	17 27 123 004	\$63,109	52	17 27 301 010	\$4,497	92	17 27 306 062	Exempt
14	17 27 123 005	\$63,109	53	17 27 301 011	\$8,994	93	17 27 306 063	Exempt
15	17 27 123 006	\$40,267	54	17 27 301 012	\$65,799	94	17 27 306 064	Exempt
16	17 27 123 007	\$40,267	55	17 27 301 013	\$23,241	95	17 27 306 065	Exempt
17	17 27 123 008	\$40,267	56	17 27 301 014	\$32,142	96	17 27 306 066	Exempt
18	17 27 123 009	\$40,267	57	17 27 301 015	\$47,925	97	17 27 306 067	Exempt
19	17 27 123 010	\$102,903	58	17 27 301 016	\$80,224	98	17 27 306 068	Exempt
20	17 27 123 011	\$183,017	59	17 27 301 022	\$8,004	99	17 27 306 069	Exempt
21	17 27 123 012	\$18,197	60	17 27 301 023	\$5,478	100	17 27 306 078	Exempt
22	17 27 123 013	\$12,618	61	17 27 301 024	\$5,478	101	17 27 306 079	Exempt
23	17 27 123 014	\$127,249	62	17 27 301 025	\$5,480	102	17 27 306 080	Exempt
24	17 27 123 024	\$1,416	63	17 27 301 026	\$5,439	103	17 27 306 081	Exempt
25	17 27 129 004	Exempt	64	17 27 301 027	\$5,536	104	17 27 306 082	Exempt
26	17 27 203 003	\$210,956	65	17 27 301 052	\$114,793	105	17 27 306 083	Exempt
27	17 27 203 007	\$649,511	66	17 27 301 056	\$63,350	106	17 27 306 084	Exempt
28	17 27 203 014	\$4,521,752	67	17 27 302 005	Exempt	107	17 27 306 085	Exempt
29	17 27 203 015	\$131,701	68	17 27 302 006	\$704	108	17 27 306 087	Exempt
30	17 27 300 019	Exempt	69	17 27 302 007	Exempt	109	17 27 306 088	\$2,948
31	17 27 300 022	\$18,335	70	17 27 302 008	\$1,467	110	17 27 306 089	Exempt
32	17 27 300 023	\$101,885	71	17 27 302 017	\$3,593	111	17 27 307 011	Exempt
33	17 27 300 027	\$21,891	72	17 27 302 018	\$3,615	112	17 27 307 012	Exempt
34	17 27 300 028	\$9,971	73	17 27 302 019	\$2,350	113	17 27 307 013	Exempt
35	17 27 300 029	\$5,467	74	17 27 302 020	\$2,350	114	17 27 307 014	Exempt
36	17 27 300 030	\$6,997	75	17 27 302 021	\$16,613	115	17 27 307 015	Exempt
37	17 27 300 031	\$7,174	76	17 27 302 024	Exempt	116	17 27 307 016	Exempt
38	17 27 300 032	\$25,472	77	17 27 302 025	Exempt	117	17 27 307 017	Exempt
39	17 27 300 033	\$33,433	78	17 27 302 026	Exempt	118	17 27 307 018	Exempt
			79	17 27 306 026	\$24,106	119	17 27 307 043	Exempt

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255	17 34 102 025	\$4,157
256	17 34 102 026	\$4,157
257	17 34 102 027	\$5,533
258	17 34 102 028	\$4,157
259	17 34 102 029	\$4,157
260	17 34 102 030	\$4,157
261	17 34 102 031	\$55,245
262	17 34 102 032	\$4,157
263	17 34 102 033	\$4,157
264	17 34 102 034	\$1,856
265	17 34 102 035	\$4,157
266	17 34 102 036	\$4,157
267	17 34 102 037	Exempt
268	17 34 102 038	\$3,524
269	17 34 102 039	\$7,064
270	17 34 102 040	\$12,366
271	17 34 102 041	Exempt
272	17 34 102 042	Exempt
273	17 34 102 043	Exempt
274	17 34 102 044	Exempt
275	17 34 102 045	\$52,900
276	17 34 103 001	\$84,970
277	17 34 103 018	\$11,467
278	17 34 103 019	\$12,720
279	17 34 104 001	\$245,015
280	17 34 104 018	\$20,440
281	17 34 105 001	\$177,434
282	17 34 106 020	Exempt
283	17 34 106 021	Exempt
284	17 34 106 022	Exempt
285	17 34 106 023	Exempt
286	17 34 106 024	Exempt
287	17 34 106 025	Exempt
288	17 34 106 026	Exempt
289	17 34 106 027	Exempt
290	17 34 106 028	Exempt
291	17 34 106 029	Exempt
292	17 34 106 030	Exempt
293	17 34 106 031	Exempt
294	17 34 107 055	Exempt
295	17 34 107 056	Exempt
296	17 34 114 070	Exempt
297	17 34 114 071	Exempt
298	17 34 117 075	Exempt
299	17 34 117 076	Exempt

300	17 34 118 035	Exempt
301	17 34 118 037	Exempt
302	17 34 119 016	\$180,296
303	17 34 119 039	\$161,568
304	17 34 120 031	\$3,754
305	17 34 120 032	\$18,623
306	17 34 120 033	Exempt
307	17 34 120 034	\$19,801
308	17 34 120 035	\$3,754
309	17 34 120 036	\$24,287
310	17 34 120 037	\$7,509
311	17 34 120 038	\$7,509
312	17 34 120 039	Exempt
313	17 34 120 040	\$3,754
314	17 34 120 041	\$5,198
315	17 34 120 042	\$4,748
316	17 34 120 043	\$275,481
317	17 34 120 083	\$7,871
318	17 34 120 084	\$7,871
319	17 34 120 085	\$43,920
320	17 34 120 086	\$81,350
321	17 34 120 087	Exempt
322	17 34 120 096	\$25,615
323	17 34 121 001	\$85,329
324	17 34 121 027	\$17,977
325	17 34 121 028	\$231
326	17 34 121 029	\$20,880
327	17 34 121 030	\$19,117
328	17 34 121 031	\$43,397
329	17 34 121 032	\$27,603
330	17 34 121 033	\$46,371
331	17 34 121 064	\$28,304
332	17 34 121 065	\$7,509
333	17 34 121 066	\$7,509
334	17 34 121 089	\$20,047
335	17 34 121 090	Exempt
336	17 34 121 091	\$381
337	17 34 121 092	\$104,467
338	17 34 121 093	\$135,566
339	17 34 122 001	\$21,577
340	17 34 122 002	\$3,038
341	17 34 122 003	\$3,038
342	17 34 122 004	\$14,003
343	17 34 122 005	\$2,581
344	17 34 122 006	\$2,581

345	17 34 122 007	\$4,869
346	17 34 122 008	\$2,434
347	17 34 122 009	\$17,198
348	17 34 122 010	\$21,727
349	17 34 122 011	\$15,001
350	17 34 122 012	\$2,864
351	17 34 122 013	\$20,041
352	17 34 122 014	\$24,801
353	17 34 122 015	\$21,538
354	17 34 122 016	\$392
355	17 34 122 017	\$3,112
356	17 34 122 018	\$16,494
357	17 34 122 019	\$2,377
358	17 34 122 020	\$15,273
359	17 34 122 021	\$24,766
360	17 34 122 022	\$13,090
361	17 34 122 023	\$3,269
362	17 34 122 024	Exempt
363	17 34 122 025	Exempt
364	17 34 122 026	\$3,269
365	17 34 122 027	\$20,652
366	17 34 122 028	Exempt
367	17 34 122 029	\$455
368	17 34 122 030	Exempt
369	17 34 122 031	\$17,852
370	17 34 122 032	Exempt
371	17 34 122 033	\$10,684
372	17 34 122 034	\$3,667
373	17 34 122 035	\$3,711
374	17 34 122 036	Exempt
375	17 34 122 037	\$2,581
376	17 34 122 038	\$2,581
377	17 34 122 039	\$16,962
378	17 34 122 040	\$19,920
379	17 34 122 041	\$14,194
380	17 34 122 042	\$15,456
381	17 34 122 043	\$18,965
382	17 34 122 044	\$8,777
383	17 34 122 045	\$20,994
384	17 34 122 046	\$2,590
385	17 34 122 047	\$229
386	17 34 122 048	\$21,362
387	17 34 122 049	\$368
388	17 34 122 050	\$28,057
389	17 34 122 051	\$25,207

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525	17 34 306 017	Exempt
526	17 34 306 018	Exempt
527	17 34 306 019	\$7,913
528	17 34 306 020	\$3,411
529	17 34 306 021	Exempt
530	17 34 306 022	\$1,300
531	17 34 306 023	\$1,304
532	17 34 306 024	Exempt
533	17 34 306 025	\$142
534	17 34 306 026	\$3,206
535	17 34 306 028	\$2,564
536	17 34 306 029	Exempt
537	17 34 306 030	\$2,239
538	17 34 306 031	Exempt
539	17 34 306 032	Exempt
540	17 34 306 033	Exempt
541	17 34 306 034	\$2,390
542	17 34 306 035	Exempt
543	17 34 306 036	\$6,277
544	17 34 306 037	Exempt
545	17 34 306 038	Exempt
546	17 34 306 039	Exempt
547	17 34 306 040	Exempt
548	17 34 306 041	\$10,571
549	17 34 306 042	\$1,816
550	17 34 306 043	\$2,290
551	17 34 306 044	\$274
552	17 34 306 045	\$28,814
553	17 34 306 046	\$782
554	17 34 306 047	\$767
555	17 34 306 048	\$1,141
556	17 34 306 049	\$30,556
557	17 34 306 050	\$16,170
558	17 34 306 051	\$16,170
559	17 34 306 052	\$18,891
560	17 34 307 001	Exempt
561	17 34 307 002	Exempt
562	17 34 307 003	Exempt
563	17 34 307 007	\$5,425
564	17 34 307 008	Exempt
565	17 34 307 009	Exempt
566	17 34 307 020	Exempt
567	17 34 307 021	Exempt
568	17 34 307 022	Exempt
569	17 34 307 023	Exempt

570	17 34 308 001	\$126,785
571	17 34 308 002	\$59,525
572	17 34 308 003	\$2,536
573	17 34 308 004	\$2,536
574	17 34 308 006	\$4,973
575	17 34 308 007	\$15,425
576	17 34 308 008	\$14,925
577	17 34 308 009	\$16,334
578	17 34 308 010	Exempt
579	17 34 308 011	\$4,764
580	17 34 308 012	Exempt
581	17 34 308 013	Exempt
582	17 34 308 014	\$8,094
583	17 34 308 015	\$7,044
584	17 34 308 016	\$64,604
585	17 34 308 017	\$24,752
586	17 34 308 018	\$24,833
587	17 34 308 019	\$48,859
588	17 34 308 020	\$48,859
589	17 34 308 021	\$48,859
590	17 34 308 022	\$48,710
591	17 34 308 023	\$48,710
592	17 34 308 024	\$14,728
593	17 34 308 025	\$14,728
594	17 34 308 026	\$31,285
595	17 34 308 027	\$36,954
596	17 34 308 028	\$5,357
597	17 34 308 029	Exempt
598	17 34 308 030	\$9,302
599	17 34 308 031	\$1,857
600	17 34 308 033	\$1,120
601	17 34 308 034	\$2,218
602	17 34 308 035	\$3,511
603	17 34 308 036	\$1,366
604	17 34 309 001	\$11,104
605	17 34 309 002	\$11,104
606	17 34 309 003	\$5,551
607	17 34 309 004	\$5,551
608	17 34 309 005	\$8,285
609	17 34 309 006	\$12,478
610	17 34 309 007	\$12,408
611	17 34 309 009	\$40,434
612	17 34 309 010	\$22,207
613	17 34 309 011	\$19,121
614	17 34 309 012	\$5,805

615	17 34 309 013	\$741
616	17 34 309 014	\$12,204
617	17 34 309 015	\$7,326
618	17 34 309 016	\$10,473
619	17 34 309 017	\$5,806
620	17 34 309 018	\$11,136
621	17 34 309 019	\$6,153
622	17 34 309 020	\$9,549
623	17 34 309 021	\$9,559
624	17 34 309 022	\$5,947
625	17 34 309 023	\$3,558
626	17 34 309 024	\$2,902
627	17 34 309 025	\$3,484
628	17 34 309 026	\$3,484
629	17 34 309 027	Exempt
630	17 34 309 028	\$35,200
631	17 34 309 029	\$9,782
632	17 34 309 030	\$5,282
633	17 34 309 031	\$5,227
634	17 34 309 032	\$9,510
635	17 34 309 033	Exempt
636	17 34 309 034	Exempt
637	17 34 309 035	Exempt
638	17 34 309 040	\$2,634
639	17 34 309 041	\$9,523
640	17 34 309 042	\$2,322
641	17 34 309 043	\$2,322
642	17 34 309 044	Exempt
643	17 34 309 045	\$2,322
644	17 34 309 046	\$2,322
645	17 34 309 047	\$9,782
646	17 34 309 048	\$15,635
647	17 34 309 049	Exempt
648	17 34 309 050	Exempt
649	17 34 309 051	Exempt
650	17 34 309 053	Exempt
651	17 34 309 054	Exempt
652	17 34 309 055	\$2,322
653	17 34 309 056	\$9,759
654	17 34 309 057	\$5,259
655	17 34 309 058	\$2,322
656	17 34 309 059	\$2,322
657	17 34 309 060	\$11,454
658	17 34 309 061	\$10,258
659	17 34 309 062	\$2,322

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795	17 34 310 096	\$8,682
796	17 34 310 097	\$8,572
797	17 34 310 098	\$4,129
798	17 34 310 099	\$1,572
799	17 34 310 100	\$8,739
800	17 34 310 101	Exempt
801	17 34 310 102	\$2,787
802	17 34 310 103	\$3,400
803	17 34 310 104	\$7,917
804	17 34 310 105	\$877
805	17 34 310 106	\$797
806	17 34 310 107	\$8,153
807	17 34 310 108	\$1,069
808	17 34 310 109	\$4,146
809	17 34 310 114	\$856
810	17 34 310 115	\$2,226
811	17 34 310 116	Exempt
812	17 34 310 117	Exempt
813	17 34 311 001	\$95,899
814	17 34 311 002	\$114,158
815	17 34 311 016	\$10,413
816	17 34 311 017	\$9,544
817	17 34 311 018	\$1,519
818	17 34 311 019	\$2,676
819	17 34 311 020	\$2,394
820	17 34 311 021	\$11,329
821	17 34 311 022	\$2,787
822	17 34 311 023	\$10,558
823	17 34 311 024	\$4,991
824	17 34 311 025	\$2,491
825	17 34 311 026	\$1,842
826	17 34 311 027	\$10,976
827	17 34 311 028	\$11,104
828	17 34 311 029	\$1,884
829	17 34 311 030	\$1,848
830	17 34 311 031	Exempt
831	17 34 311 032	\$1,848
832	17 34 311 033	\$1,848
833	17 34 311 034	\$1,950
834	17 34 311 035	\$8,552
835	17 34 311 036	Exempt
836	17 34 311 037	Exempt
837	17 34 311 038	\$2,398
838	17 34 311 039	\$4,596
839	17 34 311 040	\$66,251

840	17 34 311 041	Exempt
841	17 34 311 042	\$964
842	17 34 311 043	\$4,796
843	17 34 311 044	\$8,992
844	17 34 311 045	\$962
845	17 34 311 046	\$1,877
846	17 34 311 047	\$8,484
847	17 34 311 048	\$1,323
848	17 34 311 049	\$4,351
849	17 34 311 050	\$8,877
850	17 34 311 051	\$1,323
851	17 34 311 052	\$1,323
852	17 34 311 066	\$1,292
853	17 34 311 067	\$7,881
854	17 34 311 068	\$7,881
855	17 34 311 069	\$881
856	17 34 311 070	\$3,381
857	17 34 311 071	\$3,381
858	17 34 311 072	\$3,815
859	17 34 311 073	\$8,315
860	17 34 311 074	\$7,745
861	17 34 311 075	\$7,745
862	17 34 311 076	\$1,253
863	17 34 311 077	\$1,504
864	17 34 311 078	\$4,246
865	17 34 311 079	\$4,225
866	17 34 311 080	\$1,746
867	17 34 311 081	\$1,005
868	17 34 311 082	\$1,005
869	17 34 311 083	\$1,005
870	17 34 311 084	\$1,005
871	17 34 311 085	\$1,005
872	17 34 311 086	\$527
873	17 34 311 087	\$4,697
874	17 34 311 088	Exempt
875	17 34 311 092	Exempt
876	17 34 311 093	Exempt
877	17 34 311 094	Exempt
878	17 34 311 095	Exempt
879	17 34 311 096	Exempt
880	17 34 312 001	\$69,004
881	17 34 312 002	\$1,175
882	17 34 312 003	\$4,278
883	17 34 312 004	\$4,479
884	17 34 312 005	\$6,806

885	17 34 312 006	\$1,326
886	17 34 312 007	\$11,900
887	17 34 312 008	\$1,326
888	17 34 312 009	\$1,326
889	17 34 312 010	\$5,495
890	17 34 312 011	\$1,979
891	17 34 312 012	\$9,074
892	17 34 312 013	\$4,278
893	17 34 312 014	\$1,255
894	17 34 312 015	\$1,255
895	17 34 312 016	\$1,255
896	17 34 312 017	\$1,255
897	17 34 312 018	\$1,255
898	17 34 312 019	\$1,207
899	17 34 312 020	\$1,207
900	17 34 312 021	\$1,207
901	17 34 312 022	\$1,238
902	17 34 312 023	\$1,238
903	17 34 312 024	\$1,238
904	17 34 312 025	\$1,238
905	17 34 312 026	\$1,238
906	17 34 312 027	\$1,693
907	17 34 312 028	\$8,055
908	17 34 312 029	\$8,055
909	17 34 312 030	\$3,555
910	17 34 312 031	\$3,555
911	17 34 312 032	\$3,555
912	17 34 312 033	\$1,113
913	17 34 312 034	\$3,863
914	17 34 312 035	\$1,113
915	17 34 312 036	\$1,113
916	17 34 312 037	\$4,917
917	17 34 312 038	\$3,659
918	17 34 312 039	\$1,005
919	17 34 312 040	\$1,005
920	17 34 312 041	\$1,005
921	17 34 312 042	\$1,005
922	17 34 312 043	\$1,005
923	17 34 312 044	\$1,005
924	17 34 312 045	\$1,787
925	17 34 312 046	\$4,043
926	17 34 312 047	\$245,569
927	17 34 313 001	\$80,980
928	17 34 313 002	Exempt
929	17 34 313 003	\$40,797

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1065	17 34 321 017	Exempt
1066	17 34 321 018	\$1,483
1067	17 34 321 019	\$1,510
1068	17 34 321 020	\$4,271
1069	17 34 321 021	\$1,674
1070	17 34 321 022	\$4,103
1071	17 34 321 023	Exempt
1072	17 34 321 024	\$2,543
1073	17 34 321 025	Exempt
1074	17 34 321 026	Exempt
1075	17 34 321 027	Exempt
1076	17 34 321 028	Exempt
1077	17 34 321 029	Exempt
1078	17 34 321 032	\$2,362
1079	17 34 321 033	\$2,891
1080	17 34 321 036	\$12,493
1081	17 34 321 038	\$14,452
1082	17 34 321 039	\$20,181
1083	17 34 322 001	Exempt
1084	17 34 322 002	Exempt
1085	17 34 322 003	Exempt
1086	17 34 322 004	\$2,490
1087	17 34 322 005	\$2,490
1088	17 34 322 006	Exempt
1089	17 34 322 007	\$11,031
1090	17 34 322 008	Exempt
1091	17 34 322 009	Exempt
1092	17 34 322 010	\$2,490
1093	17 34 322 011	\$11,063
1094	17 34 322 012	Exempt
1095	17 34 322 013	\$13,861
1096	17 34 322 014	\$17,857
1097	17 34 322 015	\$11,652
1098	17 34 322 016	\$4,971
1099	17 34 322 017	\$2,490
1100	17 34 322 018	\$9,506
1101	17 34 322 019	\$2,490
1102	17 34 322 020	\$9,874
1103	17 34 322 021	\$2,490
1104	17 34 322 022	\$117,920
1105	17 34 322 023	\$4,981
1106	17 34 322 024	\$26,945
1107	17 34 322 025	\$12,200
1108	17 34 322 026	\$47,501
1109	17 34 322 033	\$140,391

1110	17 34 322 034	Exempt
1111	17 34 322 035	\$16,966
1112	17 34 322 036	\$316,157
1113	17 34 322 037	\$237,361
1114	17 34 322 038	\$243,043
1115	17 34 322 039	\$7,674
1116	17 34 322 040	Exempt
1117	17 34 322 041	\$16,249
1118	17 34 322 042	\$16,249
1119	17 34 322 045	Exempt
1120	17 34 322 047	\$592,482
1121	17 34 322 049	\$28,041
1122	17 34 322 050	\$136,909
1123	17 34 323 011	\$118,534
1124	17 34 323 012	\$2,708
1125	17 34 323 013	\$2,851
1126	17 34 323 014	Exempt
1127	17 34 323 015	\$2,851
1128	17 34 323 016	Exempt
1129	17 34 323 017	\$2,851
1130	17 34 323 018	\$2,851
1131	17 34 323 019	\$2,851
1132	17 34 323 020	\$2,851
1133	17 34 323 021	\$2,851
1134	17 34 323 024	\$3,562
1135	17 34 323 025	Exempt
1136	17 34 323 028	\$14,796
1137	17 34 323 029	\$20,461
1138	17 34 323 030	\$6,806
1139	17 34 323 031	\$17,211
1140	17 34 323 032	\$74,351
1141	17 34 323 033	\$24,517
1142	17 34 323 034	\$20,036
1143	17 34 323 035	\$14,173
1144	17 34 323 036	\$14,027
1145	17 34 323 037	\$11,970
1146	17 34 323 038	Exempt
1147	17 34 323 039	Exempt
1148	17 34 323 040	Exempt
1149	17 34 323 041	\$11,839
1150	17 34 323 042	\$10,658
1151	17 34 323 043	\$15,051
1152	17 34 323 044	\$2,262
1153	17 34 323 045	\$2,882
1154	17 34 323 046	\$10,071

1155	17 34 323 047	\$9,542
1156	17 34 323 048	\$9,481
1157	17 34 323 049	\$9,738
1158	17 34 323 050	Exempt
1159	17 34 323 051	Exempt
1160	17 34 323 052	\$888
1161	17 34 323 053	Exempt
1162	17 34 323 054	\$29,900
1163	17 34 323 055	\$72,432
1164	17 34 323 056	\$15,960
1165	17 34 323 057	\$81,244
1166	17 34 323 058	\$91,428
1167	17 34 323 059	\$25,859
1168	17 34 323 060	Exempt
1169	17 34 323 061	Exempt
1170	17 34 323 062	\$658,019
1171	17 34 324 001	\$2,787
1172	17 34 324 002	Exempt
1173	17 34 324 003	Exempt
1174	17 34 324 004	Exempt
1175	17 34 324 005	Exempt
1176	17 34 324 006	Exempt
1177	17 34 324 007	Exempt
1178	17 34 324 008	Exempt
1179	17 34 324 009	Exempt
1180	17 34 324 010	Exempt
1181	17 34 324 011	Exempt
1182	17 34 324 012	Exempt
1183	17 34 324 013	Exempt
1184	17 34 324 014	Exempt
1185	17 34 324 015	Exempt
1186	17 34 324 016	Exempt
1187	17 34 324 017	Exempt
1188	17 34 324 018	Exempt
1189	17 34 324 019	Exempt
1190	17 34 324 020	Exempt
1191	17 34 324 021	\$11,221
1192	17 34 324 022	\$2,322
1193	17 34 324 023	\$10,592
1194	17 34 324 024	\$12,565
1195	17 34 324 025	Exempt
1196	17 34 324 026	Exempt
1197	17 34 324 027	Exempt
1198	17 34 324 028	Exempt
1199	17 34 324 029	Exempt

City of Chicago
Bronzeville Redevelopment Plan

1335	17 34 328 036	\$5,174
1336	17 34 328 037	\$6,987
1337	17 34 328 038	\$6,987
1338	17 34 328 039	\$5,174
1339	17 34 328 040	\$5,174
1340	17 34 328 041	\$6,951
1341	17 34 328 042	\$10,088
1342	17 34 328 043	\$7,480
1343	17 34 328 044	\$7,593
1344	17 34 400 001	\$662,244
1345	17 34 400 002	\$69,705
1346	17 34 400 003	\$69,501
1347	17 34 400 004	\$69,501
1348	17 34 400 005	\$69,556
1349	17 34 500 002	Exempt
1350	17 34 500 003	Exempt
1351	17 34 500 004	Exempt
1352	17 34 500 005	Exempt
1353	17 34 500 006	Exempt
1354	17 34 500 007	Exempt
1355	17 34 500 008	Exempt
1356	17 34 500 009	Exempt
1357	17 34 500 010	Exempt
1358	17 34 500 011	Exempt
1359	17 34 500 012	Exempt
1360	17 34 500 013	Exempt
1361	17 34 500 014	Exempt
1362	17 34 500 016	Exempt
1363	17 34 500 017	Exempt
1364	17 34 500 019	Exempt
1365	17 34 500 020	Exempt
1366	17 34 500 022	Exempt
1367	17 34 500 023	Exempt
1368	17 34 500 024	Exempt
1369	17 34 500 025	Exempt
1370	17 34 500 029	Exempt
1371	17 34 500 030	Exempt
1372	17 34 500 031	Exempt
1373	17 34 500 032	Exempt
1374	17 34 500 033	Exempt
1375	17 34 500 034	Exempt
1376	17 34 500 035	Exempt
1377	17 34 500 036	Exempt
1378	17 34 500 037	Exempt
1379	20 03 100 006	Exempt

1380	20 03 100 007	Exempt
1381	20 03 101 001	\$16,400
1382	20 03 101 002	\$29,691
1383	20 03 101 003	\$317,532
1384	20 03 101 004	\$65,316
1385	20 03 101 005	Exempt
1386	20 03 102 001	\$10,082
1387	20 03 102 002	\$6,303
1388	20 03 102 003	\$6,303
1389	20 03 102 004	\$3,150
1390	20 03 102 005	\$3,150
1391	20 03 102 006	Exempt
1392	20 03 102 007	Exempt
1393	20 03 102 008	\$5,736
1394	20 03 102 014	\$1,891
1395	20 03 102 015	Exempt
1396	20 03 102 016	Exempt
1397	20 03 102 017	\$1,260
1398	20 03 102 018	\$1,260
1399	20 03 102 019	Exempt
1400	20 03 102 020	\$16,725
1401	20 03 102 021	\$12,998
1402	20 03 102 022	\$2,494
1403	20 03 102 023	\$2,095
1404	20 03 102 024	Exempt
1405	20 03 102 025	Exempt
1406	20 03 103 001	\$9,022
1407	20 03 103 002	\$9,151
1408	20 03 103 003	Exempt
1409	20 03 103 037	Exempt
1410	20 03 104 001	\$6,001
1411	20 03 104 002	Exempt
1412	20 03 104 003	Exempt
1413	20 03 104 004	Exempt
1414	20 03 104 005	\$5,523
1415	20 03 104 006	\$4,712
1416	20 03 104 034	\$4,712
1417	20 03 105 001	\$52,706
1418	20 03 105 002	\$3,452
1419	20 03 105 007	\$19,815
1420	20 03 105 008	\$27,973
1421	20 03 105 009	\$25,498
1422	20 03 200 001	\$102,003
1423	20 03 200 002	\$5,551
1424	20 03 200 003	\$3,093

1425	20 03 200 004	Exempt
1426	20 03 200 005	\$6,124
1427	20 03 200 006	Exempt
1428	20 03 200 007	Exempt
1429	20 03 200 008	Exempt
1430	20 03 200 009	\$13,681
1431	20 03 200 010	\$9,704
1432	20 03 203 001	\$146,425
1433	20 03 500 027	Exempt
1434	20 03 500 032	Exempt
1435	20 03 501 001	RR
1436	20 04 203 004	Exempt
1437	20 04 203 005	Exempt
1438	20 04 203 006	Exempt
1439	20 04 203 007	Exempt
1440	20 04 203 008	Exempt
1441	20 04 203 009	Exempt
1442	20 04 203 010	Exempt
1443	20 04 204 008	Exempt
1444	20 04 204 009	Exempt
1445	20 04 205 002	\$12,731
1446	20 04 205 003	RR
1447	20 04 205 004	Exempt
1448	20 04 205 005	RR
1449	20 04 206 021	RR
1450	20 04 206 039	Exempt
1451	20 04 206 040	Exempt
1452	20 04 206 041	Exempt
1453	20 04 207 049	Exempt
1454	20 04 207 050	\$433,357
1455	20 04 213 054	Exempt
1456	20 04 213 055	Exempt
1457	20 04 213 056	Exempt
1458	20 04 503 003	RR
1459	20 04 503 004	RR
		\$51,969,184




THENCE EAST ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 TO THE WEST LINE OF LAKE SHORE DRIVE; THENCE SOUTH ALONG THE WEST LINE OF LAKE SHORE DRIVE TO THE SOUTH LINE OF 31ST STREET; THENCE WEST ALONG THE SOUTH LINE OF 31ST STREET TO THE WEST LINE OF LOT 13 IN CHICAGO LAND CLEARANCE COMMISSION NO. 2 RECORDED AS DOCUMENT 17511645 AS EXTENDED SOUTH; THENCE NORTH ALONG SAID LINE TO THE SOUTH LINE OF 30TH STREET; THENCE WEST TO THE WEST LINE OF VERNON AVENUE; THENCE NORTH ALONG THE WEST LINE OF VERNON AVENUE TO THE NORTH LINE OF 29TH PLACE; THENCE EAST TO THE CENTERLINE OF COTTAGE GROVE AVENUE; THENCE NORTH ALONG THE CENTERLINE OF COTTAGE GROVE AVENUE TO THE SOUTH LINE OF 29TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 29TH STREET TO THE WEST LINE OF VERNON AVENUE; THENCE NORTH AND NORTHEAST ALONG THE WEST LINE OF VERNON AVENUE TO THE WEST LINE OF ELLIS AVENUE; THENCE NORTH ALONG THE WEST LINE OF ELLIS AVENUE TO THE SOUTH LINE OF 26TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 26TH STREET TO THE EAST LINE OF DR. MARTIN LUTHER KING DRIVE; THENCE SOUTH ALONG THE EAST LINE OF DR. MARTIN LUTHER KING DRIVE TO THE INTERSECTION WITH THE SOUTH LINE OF 31ST STREET AS EXTENDED EAST; THENCE WEST ALONG THE SOUTH LINE OF 31ST STREET TO THE NORTHEAST CORNER OF LOT 2 IN BLOCK 2 IN LOOMIS AND LAFLIN'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF LOTS 2, 3, 6 AND 7 TO A POINT 17.0 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN LOOMIS AND LAFLIN'S SUBDIVISION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF LOT 7 IN LOOMIS AND LAFLIN'S SUBDIVISION AND ITS EXTENSION TO A POINT ON THE WEST LINE OF GILES AVENUE; THENCE SOUTH ALONG THE WEST LINE OF GILES AVENUE TO THE SOUTHEAST CORNER OF LOT 4 IN C. CLEAVER'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER OF LOT 4 IN C. CLEAVER'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 1 IN HAYWOOD'S SUBDIVISION AS EXTENDED EAST; THENCE WEST ALONG SAID EXTENDED LINE AND THE SOUTH LINE OF LOTS 1 THROUGH 5 IN HAYWOOD'S SUBDIVISION TO THE EAST LINE OF PRAIRIE AVENUE; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 6 IN HAYWOOD'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOTS 6 THROUGH 10 AND ITS EXTENSION TO THE SOUTHEAST CORNER OF LOT 11 IN HAYWOOD'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF AN ALLEY TO THE SOUTHEAST CORNER OF LOT 16 IN HAYWOOD'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 16 AND ITS EXTENSION WEST TO THE EAST LINE OF INDIANA AVENUE; THENCE SOUTH ALONG THE EAST LINE OF INDIANA AVENUE TO THE SOUTH LINE OF 32ND STREET; THENCE WEST ALONG THE SOUTH LINE OF 32ND STREET TO THE WEST LINE OF MICHIGAN AVENUE; THENCE NORTH ALONG THE WEST LINE OF MICHIGAN AVENUE TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 2 IN C.H. WALKER'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 IN BLOCK 2 AND ITS EXTENSION WEST TO THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 2 IN C.H. WALKER'S SUBDIVISION, BEING THE EAST LINE OF VACATED WABASH AVENUE; THENCE SOUTH ALONG THE EAST LINE OF VACATED WABASH AVENUE, BEING THE WEST LINE OF BLOCK 2 IN C.H. WALKER'S SUBDIVISION, TO THE SOUTH LINE OF VACATED 32ND STREET; THENCE EAST ALONG THE SOUTH LINE OF VACATED 32ND STREET TO THE NORTHWEST CORNER OF LOT 46 IN BLOCK 2 IN J. WENTWORTH'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF WABASH AVENUE TO THE SOUTHWEST CORNER OF LOT 1 IN J.S. BARNES' SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND ITS EXTENSION EAST TO THE WEST LINE OF A VACATED 20.0 FOOT WIDE ALLEY, BEING THE NORTHEAST CORNER OF LOT 39 IN BLOCK 8 IN J. WENTWORTH'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID VACATED 20.0 FOOT ALLEY TO THE CENTERLINE OF 34TH STREET; THENCE EAST TO THE

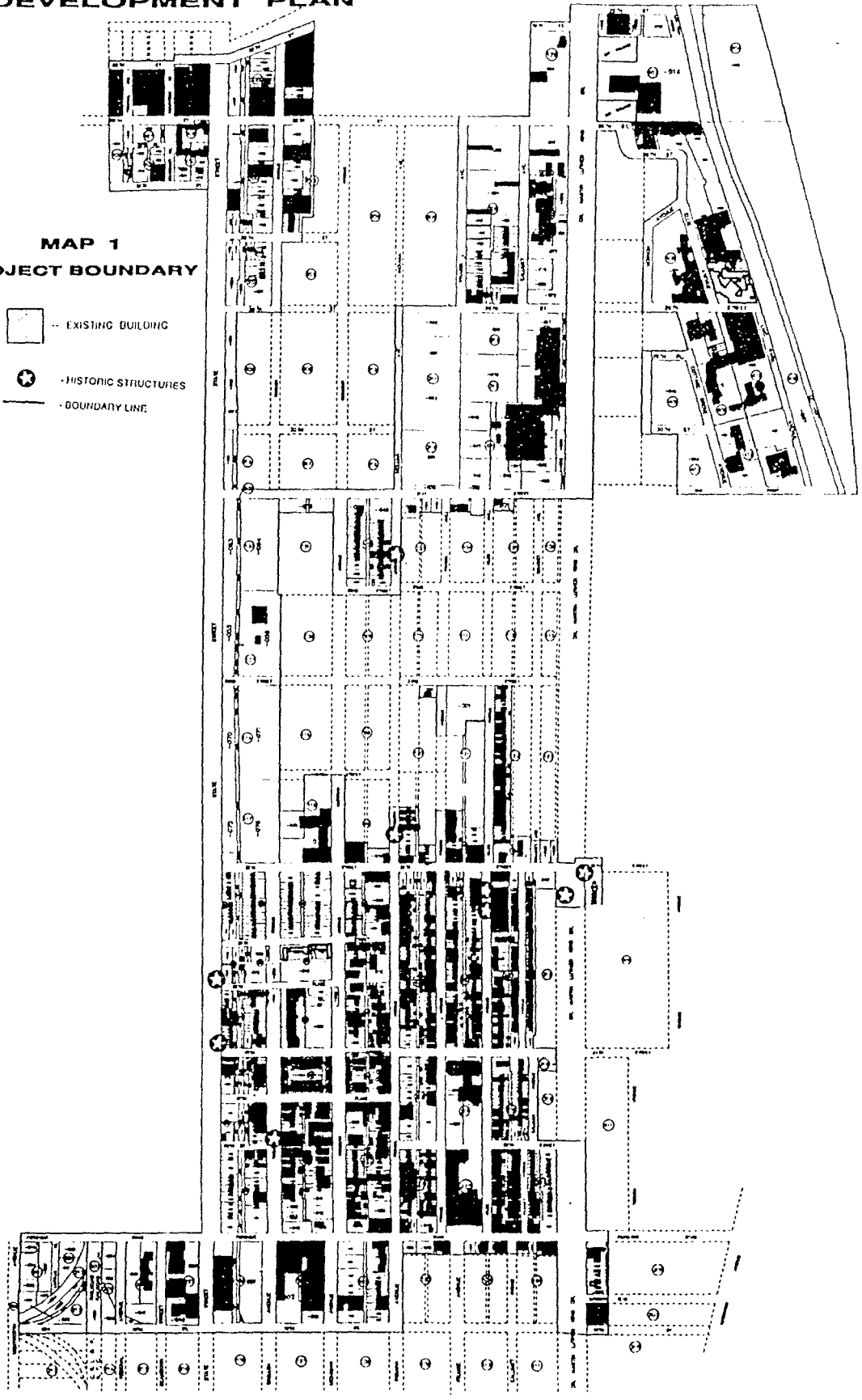
LINE OF LOT 24 IN W.D. BISHOPP'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 24 TO THE NORTH LINE OF 37TH STREET; THENCE EAST ALONG THE NORTH LINE OF 37TH STREET TO THE WEST LINE OF DR. MARTIN LUTHER KING DRIVE; THENCE SOUTH ALONG THE WEST LINE OF DR. MARTIN LUTHER KING DRIVE TO THE SOUTH LINE OF LOT 52 IN J. B. VALLIQUETTE'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 52 TO THE EAST LINE OF CALUMET AVENUE; THENCE SOUTH ALONG THE EAST LINE OF CALUMET AVENUE TO THE NORTH LINE OF 38TH STREET; THENCE EAST ALONG THE NORTH LINE OF 38TH STREET TO THE EAST LINE OF DR. MARTIN LUTHER KING DRIVE; THENCE SOUTH ALONG THE EAST LINE OF DR. MARTIN LUTHER KING DRIVE TO THE NORTH LINE OF PERSHING AVENUE; THENCE EAST ALONG THE NORTH LINE OF PERSHING AVENUE TO THE EAST LINE OF AN ALLEY EXTENDED NORTH, SAID LINE BEING THE WEST LINE OF TAX PARCEL 20-03-200-011; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO THE NORTH LINE OF OAKWOOD BLVD; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 16 IN BOWEN & SMITH'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF LOTS 16, 17 & 18 IN BOWEN & SMITH'S SUBDIVISION TO THE NORTH LINE OF TAX PARCEL 20-03-501-006 (6001 TO 6003); THENCE WEST ALONG THE NORTH LINE OF TAX PARCEL 20-03-501-006 (6001 TO 6003) TO THE WEST LINE OF DR. MARTIN LUTHER KING DRIVE; THENCE NORTH ALONG THE WEST LINE OF DR. MARTIN LUTHER KING DRIVE TO THE SOUTHEAST CORNER OF LOT 1 IN WALLACE R. MARTIN'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOTS 1 THROUGH 3 IN WALLACE R. MARTIN'S SUBDIVISION TO THE EAST LINE OF A 16.0 FOOT ALLEY; THENCE NORTH ALONG THE EAST LINE OF SAID 16.0 FOOT ALLEY TO THE SOUTH LINE OF LOT 66 IN CIRCUIT COURT PARTITION PER DOCUMENT 1225139 EXTENDED EAST; THENCE WEST ALONG THE SOUTH LINE OF LOTS 66 THROUGH 70 IN CIRCUIT COURT PARTITION AND ITS EXTENSION WEST TO THE WEST LINE OF CALUMET AVENUE; THENCE WEST ALONG THE NORTH LINE OF A 16.0 FOOT ALLEY TO THE EAST LINE OF PRAIRIE AVENUE; THENCE SOUTH ALONG THE EAST LINE OF PRAIRIE AVENUE TO THE SOUTH LINE OF LOT 3 IN SPRINGER'S SUBDIVISION EXTENDED EAST; THENCE WEST ALONG SAID EXTENDED LINE AND SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF LOT 3; THENCE NORTH ALONG THE WEST LINE OF LOT 3 TO THE SOUTHEAST CORNER OF LOT 4 IN SPRINGER'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOTS 4 THROUGH 7 IN SPRINGER'S SUBDIVISION TO THE EAST LINE OF INDIANA AVENUE; THENCE SOUTH ALONG THE EAST LINE OF INDIANA AVENUE TO THE SOUTH LINE OF 40TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 40TH STREET AND ITS EXTENSION WEST TO THE EAST LINE OF WENTWORTH AVENUE; THENCE NORTH ALONG THE EAST LINE OF WENTWORTH AVENUE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**CITY OF CHICAGO
BRONZEVILLE
REDEVELOPMENT PLAN**










**MAP 1
PROJECT BOUNDARY**

-  -- EXISTING BUILDING
-  -- HISTORIC STRUCTURES
-  -- BOUNDARY LINE



**CITY OF CHICAGO
BRONZEVILLE
REDEVELOPMENT PLAN**

**MAP 3
PROPOSED LAND USE**

- INSTITUTIONAL 
- COMMERCIAL 
- RESIDENTIAL 
- INDUSTRIAL 
- VACANT 
- PARKS 
- MIXED USE 

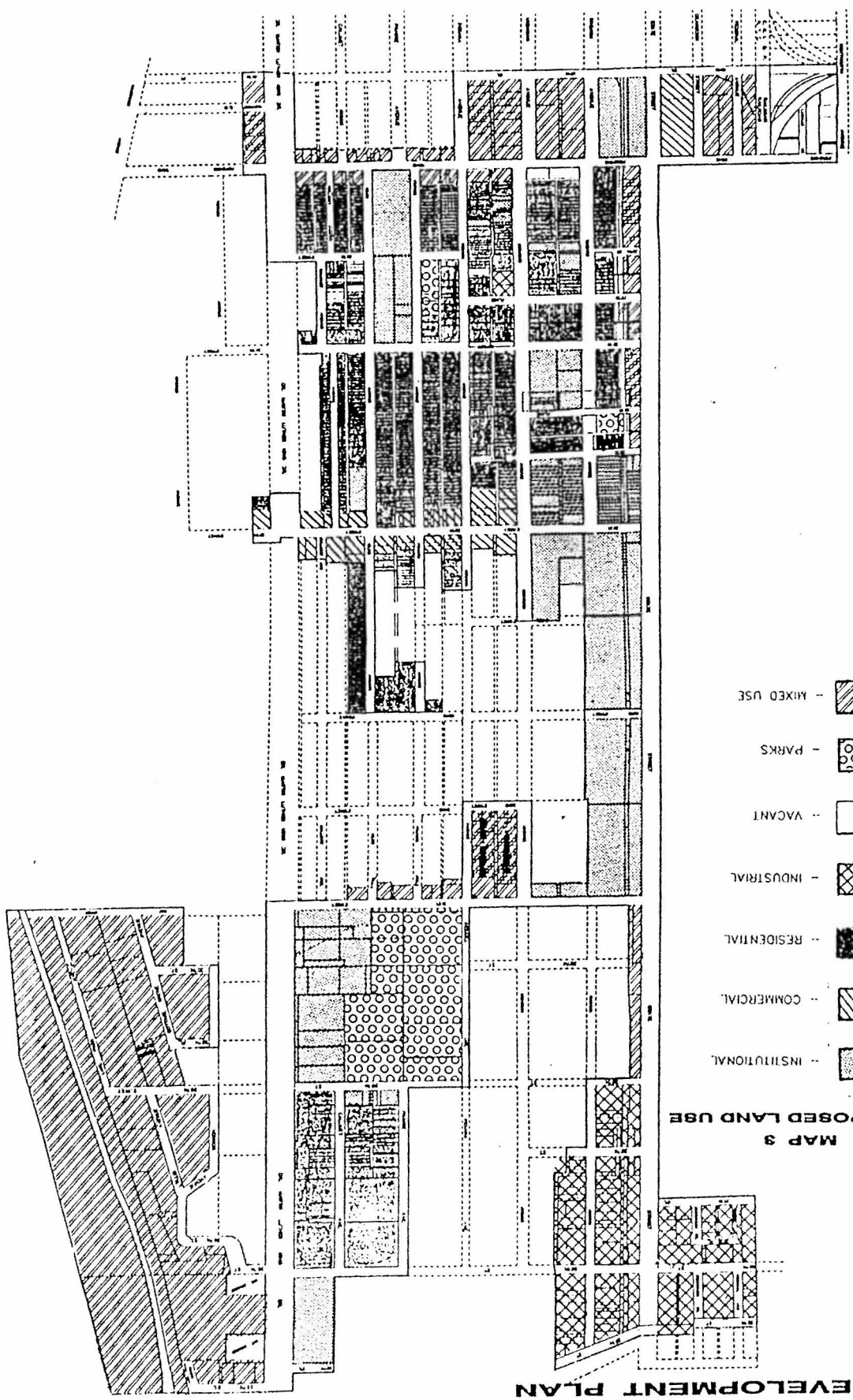


EXHIBIT 3 - ELIGIBILITY STUDY

ELIGIBILITY STUDY
BRONZEVILLE
TAX INCREMENT FINANCE PROGRAM

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II. BACKGROUND INFORMATION

A. LOCATION

The Bronzeville Study Area (hereafter referred to as the "Study Area") is located on the south side of the City, approximately three miles from the central business district. The Study Area is approximately 491 acres and includes 103 (full and partial) blocks. The Study Area is generally bounded by 25th Street on the north, 40th Street on the south, Dr. Martin Luther King Jr. Drive and Lake Park Avenue on the east, and Calumet Avenue, Indiana Avenue, State Street and Wentworth Avenue on the west. The boundaries of the Study Area are shown on Map 1, *Boundary Map*.

B. DESCRIPTION OF CURRENT CONDITIONS

The Study Area consists of 103 (full and partial) blocks and 1,459 parcels. There are 647 buildings in the Study Area of which 86% are residential, 13.7% are commercial and .3% are institutional. The Study Area contains 551 vacant parcels, 70 parking lots and 8 recreational park parcels.

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

- vacant parcels and vacant buildings;
- deteriorated buildings and site improvements;
- inadequate infrastructure; and
- other deteriorating characteristics.

Additionally, a lack of growth and investment by the private sector is evidenced by 1) the lack of building permit requests for the Study Area in terms of number and dollar amounts, and 2) the overall increase of equalized assessed valuation ("EAV") of the property in the Study Area from 1992 to 1996. Specifically:

- Exhibit 1 - Building Permit Requests contains a summary of the building permit requests for new construction and major renovation from the City. Building permit requests for new construction and renovation for the Study Area from 1993-1997 totaled \$3,108,895, or an average of approximately \$621,779 a year. Additionally, there were 50 demolition permits issued during the same period.
- The lack of growth and investment by the private sector is supported by the trend in the equalized assessed valuation (EAV) of all the property in the Study Area. The EAV for all smaller residential properties (six units or less) in the City of which most of the Study Area is comprised, increased from \$10,601,881,890 in 1992 to \$12,572,530,169 in 1996, a

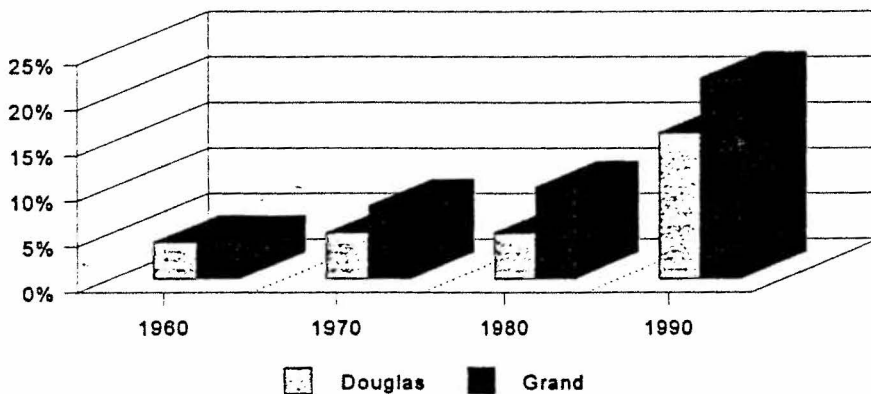
of which three are completely vacant. The majority of the buildings are multi story with large floor plans. The industrial buildings west of State Street are smaller in size and are currently occupied.

The Redevelopment Project Area includes a number of academic institutions as well as two major hospitals. At the north end of the Redevelopment Project Area is Columbia Michael Reese Hospital at 31st and Cottage Grove, part of Mercy Hospital and Medical Center's parking facility and MRI building at 26th and King Drive, and Drake Elementary School and Dunbar Vocational High School at 28th and King Drive. At the western edge of the Redevelopment Project Area is part of the Illinois Institute of Technology campus. Also in the center of the Redevelopment Project Area but not included within the boundaries is the Illinois College of Optometry. In the south half of the Redevelopment Project Area is De La Salle High School, Raymond Elementary School, Philips High and Mayo Elementary School.

Of the 1,459 parcels in the Redevelopment Project Area, 551 (37.8%) are vacant. The number of vacant buildings is quantified by two sources: exterior building surveys conducted by Ernest R. Sawyer and the 1990 Census Data. The Census data provides in-depth information on the trend of vacant buildings in the Redevelopment Project Area. The 1990 Census Data reported, the percentage of vacant housing units is 16% for the Grand Boulevard community and 22% for the Douglas community. The trend of vacant housing units as identified by the *Local Community Fact Book* shows over the last 40 years there has been a steady increase in the amount of vacant buildings.

Vacant Housing Unit

(percentage of houses)



In addition to the vacant parcels, the Redevelopment Project Area is plagued with buildings in advanced states of disrepair. The analysis of the Eligibility Study concluded that 70% of the buildings in the Redevelopment Project Area are either dilapidated and/or deteriorated. Evidence of dilapidation and/or deterioration can be found throughout the Redevelopment Project Area.

- **Limited extent** - indicates that the condition did 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 did exist, and the condition was substantial in distribution or impact.
- **Present to a major extent** - indicates that the condition did exist and was present throughout the area (block-by-block basis) and was at a level to influence the Study Area as well as adjacent and nearby parcels of property.

C. BUILDING EVALUATION PROCEDURE

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

HOW BUILDING COMPONENTS AND IMPROVEMENTS ARE EVALUATED

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

Building components and improvements examined were of two types:

PRIMARY STRUCTURAL COMPONENTS

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

SECONDARY COMPONENTS

These are components generally added to the primary structural components and are necessary parts of the building and improvements, including porches and steps, windows and window units, doors and door units, 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 are evaluated, they are classified as identified in the following section.

CONCLUSION

Age is *present to a major extent* in the Study Area. Age is present in 513 of the 647 (79.3%) building and in 58 of the 103 blocks in the Study Area. The results of the age are presented in Map 3.

2. DILAPIDATION

Dilapidation refers to an advanced state of disrepair of buildings and improvements. In May of 1997, an exterior survey was conducted of all the structures and the condition of each of the buildings in the Study Area. The analysis of building dilapidation is based on the survey methodology and criteria described in 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 has allowed buildings to incur structural damage. Since wood elements require the most maintenance of all exterior materials, these are the ones showing the greatest signs of deterioration.

Dilapidated buildings exist throughout the Study Area. Examples may be noted in the following areas: State Street between 35th and 39th Streets, Wabash Avenue, Michigan Avenue, Indiana Avenue, Giles Avenue, Prairie Avenue, and Calumet Avenue. Numerous buildings were found where the properties are in an advanced state of disrepair.

CONCLUSION

Dilapidation is *present to a major extent* in the Study Area. Dilapidation is present in 139 of the 647 (21.5%) buildings and in 33 of the 103 blocks. Dilapidation is present to a major extent in 15 of the 103 blocks and to a minor extent in 18 blocks. The results of the dilapidation analysis are presented in Map 4.

3. OBSOLESCENCE

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

- **FUNCTIONAL OBSOLESCENCE**

Structures historically have been built for specific uses or purposes. The design, location, height and space arrangement are intended for a specific occupancy at a given time. Buildings and improvements become obsolete when they contain

metropolitan area. During the 1950s, the population of Bronzeville decreased substantially and the commercial areas lost a valuable customer base.

The neighborhood commercial strips, because of the excessive land coverage of the building on its parcel, has resulted in lack of parking. In addition, the size of individual stores is obsolete for current large-sized floor plans that are needed by many of today's retailers. The retail commercial strip at 39th Street has declined, as a result of the economic and functional obsolescence of the individual parcels and buildings. This obsolescence has resulted in the loss of businesses (vacancy) and a deterioration of physical conditions. With the exodus of the majority of businesses, considerable sections of the commercial strip have become vacant and/or underutilized.

The Study Area has a number of residential properties found to be obsolete. Many of the structures throughout the Study Area are vacant and dilapidated. Examples of this type of obsolescence can be found on Giles Avenue, Indiana Avenue, State Street, Prairie Avenue, Calumet Avenue and Dr. Martin Luther King Dr. from 35th Street to 40th Street.

OBSOLETE PLATTING

Obsolete platting includes parcels of irregular shape, narrow or small size, and parcels improperly platted within the Study Area blocks. The majority of the Study Area has standard residential sized 25' x 125' parcels. Although this parcel size is adequate for residential buildings, it is not ideal for commercial uses. These small parcels are not suitable for development for modern commercial users.

OBSOLETE SITE IMPROVEMENTS

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

Throughout the Study Area, there are obsolete site improvements. Internal streets are inadequate in terms of condition with deteriorated or no curbs/gutters. Additionally, sidewalks are in extremely poor condition or are non-existent.

CONCLUSION

Obsolescence is *present to a major extent* in the Study Area. Obsolescence is present in 709 (48.6%) of 1,459 parcels and in 68 of the 103 blocks. It is present to a major extent in 55 of the 103 blocks and present to a minor extent in 13 blocks. The results of the obsolescence analysis are presented in Map 5.

4. DETERIORATION

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

5. ILLEGAL USE OF INDIVIDUAL STRUCTURES

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

CONCLUSION

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

6. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

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

From January 1993 through December 1997, 215 of the 647 (33.2%) 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 215 of the 647 (33.2%) buildings in the Study Area over a five year period.

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 apparent effort directed toward their occupancy or underutilization.

Excessive vacancies occur in varying degrees throughout the Study Area. A building is considered to have excessive vacancies if at least 50% of the building is vacant or underutilized. There are vacancies in residential and commercial buildings. Eighty-four of the 647 (14%) buildings in the Study Area are vacant or partially vacant (over 50%) buildings covering 94 parcels.

CONCLUSION

Excessive vacancies are *present to a minor extent* in the Study Area. Excessive vacancies can be found in 84 of the 647 (13%) buildings and 29 of the 103 blocks. Excessive vacancies are present to a major extent in 4 of the 103 blocks and to a minor extent in 25 blocks.

11. EXCESSIVE LAND COVERAGE

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage conditions have an adverse or blighting effect on nearby development.

Excessive land coverage occurs in 142 of the 647 (21.9%) buildings in the Study Area. Many of the commercial buildings have been built from property line to property line, leaving no area for parking, open space or other amenities. These buildings cover virtually the entire parcel, leaving an inadequate amount of space for off-street loading of residents, employees and/or customers.

CONCLUSION

Excessive land coverage is *present to a minor extent* in the Study Area. Excessive land coverage is present in 142 of the 647 (21.9%) buildings and in 282 of the 1,459 (19.3%) parcels and in 32 of the 103 blocks. It can be found to a major extent in 25 blocks and to a minor extent in 7 blocks. The results of the excessive land coverage analysis are presented in Map 8.

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 331 of the 1,459 (22.7%) parcels, including the 158 parcels exhibiting excessive land coverage with insufficient room for parking and/or loading. The Study Area's commercial strips have evidence of incompatible land uses on 35th Street, Giles Avenue at 33rd Street, and Indiana Avenue (3600 block).

CONCLUSION

Deleterious land use and layout is *present to a minor extent* in the Study Area. Deleterious land use and layout is present in 331 of the 1,459 (22.7%) parcels and in 35 of the 103 blocks. Deleterious land use and layout is present to a major extent in 26 blocks and to a minor extent in 9 blocks. The results of the deleterious land use and layout analysis are presented in Map 8.

SUMMARY

Nine blighted area eligibility criteria are present in varying degrees throughout the Study Area. Five factors are present to a major extent and four are present to a minor extent. In addition, two factors were found to a limited extent. The blighted area eligibility factors that have been identified in the Study Area are as follows:

Major extent

- age
- dilapidation
- obsolescence
- deterioration
- depreciation of physical maintenance

Minor extent

- structures below minimum code
- excessive vacancies
- excessive land coverage
- deleterious land use or layout

Limited extent

- inadequate utilities
- lack of light, ventilation and sanitary facilities

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 Blighted 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 surveys, research and analysis conducted include:

1. Exterior surveys of the conditions and use of the Study Area;
2. Field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Comparison of current land uses to current zoning ordinance and the current zoning maps;
4. Historical analysis of site uses and users;
5. Analysis of original and current platting and building size layout;
6. Review of previously prepared plans, studies and data;
7. Analysis of building permits from 1993-1997 and building code violations from 1993-1997 requested from the Department of Buildings for all parcels in the Study Area; and
8. Evaluation of the EAV's in the Study Area from 1992 to 1996.

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

In addition, the vacant parcels in the Study Area meet the criteria established under the Act for a vacant blighted area. The Study Area has 551 vacant parcels. The majority of these parcels are approximately 25'x125' lots and are scattered throughout the Study Area. The vacant parcels do meet the qualifications for a vacant blighted area under the Act based on the following factors: either because of the single factor of the area immediately prior to becoming vacant qualifying as a blighted improved area, or the two factors of deterioration of structures or site improvements existing in the neighboring adjacent areas and the diversity of ownership.

Therefore, the Study Area is qualified as a Blighted Area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act (see Exhibit 4 - Matrix of Blighted Factors).

EXHIBIT 1 - BUILDING PERMIT REQUESTS

NEW CONSTRUCTION/INVESTMENT PERMITS

Permit #	Date	Address	Investment
764339	1/11/93	3709 S. Wabash	\$5,000
766311	3/10/93	3625 S. State Street	\$2,800
767724	4/14/93	500 E. 33rd Street	\$500
767855	4/16/93	3658 S. Giles Avenue	\$10,000
770415	6/8/93	3525 S. Wabash Avenue	\$35,000
770459	6/9/93	3709 S. State Street	\$15,000
770573	6/11/93	3716 S. Prairie Avenue	\$8,000
770671	6/14/93	3658 S. Giles Avenue	\$1,000
771449	6/30/93	3516 S. Calumet Avenue	\$14,500
772229	7/16/93	3500 S. Michigan Avenue	\$1,250
773563	8/12/93	3633 S. State Street	\$40,000
785049	4/29/94	3619 S. Giles Avenue	\$6,000
785425	5/6/94	3435 S. Prairie Avenue	\$8,000
794071	10/11/94	3801 S. Giles Avenue	\$3,400
799154	1/27/95	3350 S. Giles Avenue	\$150,000
799345	2/2/95	3641 S. Giles Avenue	\$220,000
799512	2/7/95	3641 S. Giles Avenue	\$2,800
800963	3/16/95	101 E. 37th Place	\$2,000
803713	5/8/95	3534 S. Calumet Avenue	\$150,000
804529	5/19/95	2600 S. M L King Drive	\$65,000
807784	7/14/95	3339 S. Giles Avenue	\$33,000
808341	7/25/95	3650 S. Calumet	\$345,000
809575	8/14/95	3534 S. Calumet	\$8,000
813855	10/31/95	3337 S. Giles Avenue	\$150,000
814809	11/15/95	3339 S. Giles Avenue	\$5,000
814810	11/15/95	3337 S. Giles Avenue	\$5,000
96003339	4/15/96	3501 S. Wabash	\$5,000
96005075	05/10/96	3501 S. Wabash Avenue	\$85,000
96009061	07/09/96	16 E. 35th Street	\$98,000
830228	7/15/96	3303 S. Giles Avenue	\$220,000
831099	09/18/96	3601 S. Prairie Avenue	\$58,000
831783	09/18/96	3632 S. Prairie Avenue	\$120,000
832543	10/01/96	3630 S. Prairie Avenue	\$240,000



City of Chicago
Bronzeville - Eligibility Study

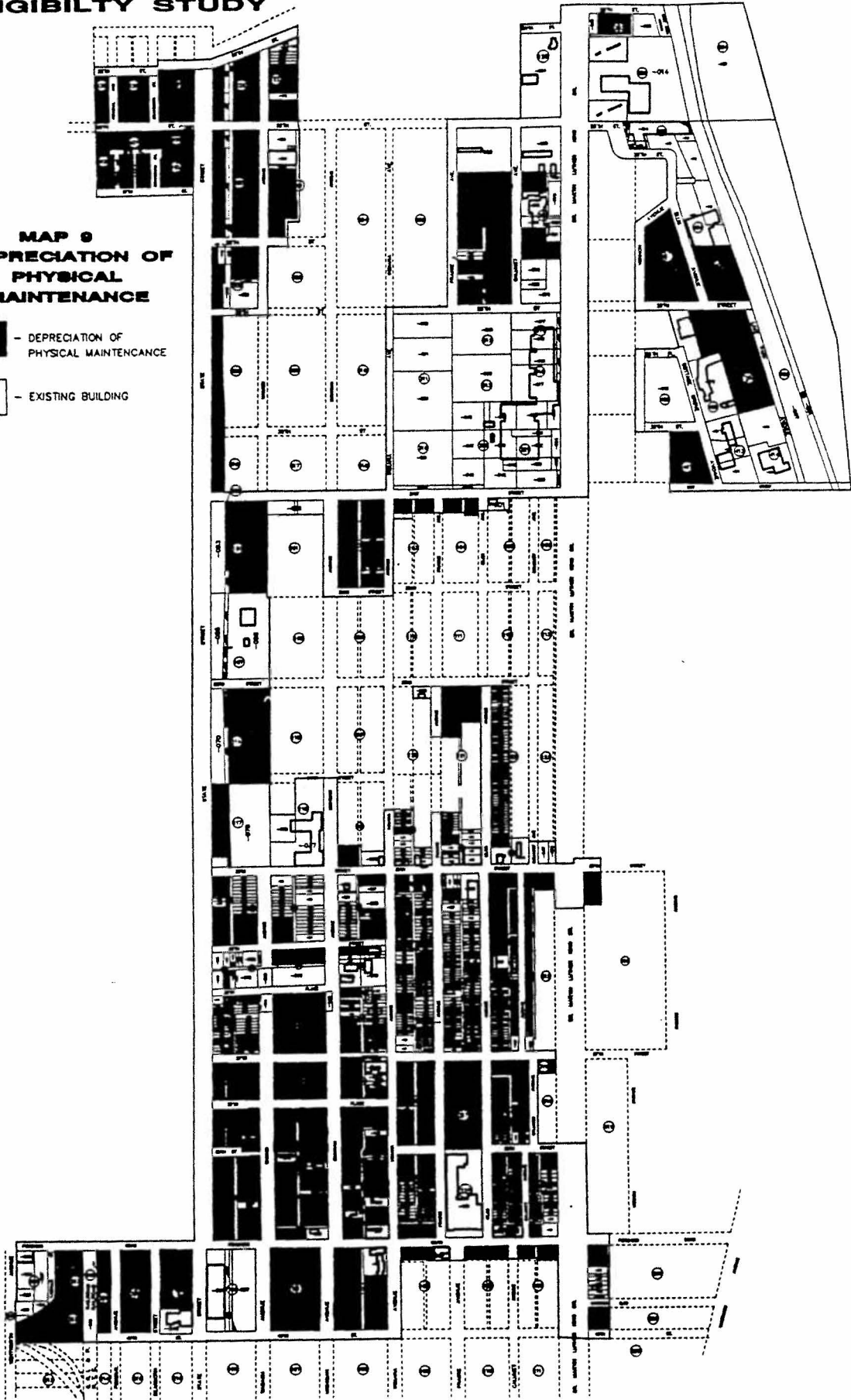
Permit #	Date	Address	Amount
794665	10/20/94	3657 S. State Street	\$0
794892	10/25/94	3536 S. Indiana	\$0
797821	12/16/94	309 E. Pershing Road	\$0
800564	03/08/95	3524 S. Michigan Avenue	\$0
801556	03/28/95	3739 S. Wabash Avenue	\$0
803954	05/11/95	3748 S. Wabash Avenue	\$0
804870	05/25/95	3432 S. Prairie Avenue	\$0
805124	05/31/95	12 E. 37th Place	\$0
806888	06/29/95	3755 S. Michigan Avenue	\$0
808164	07/20/95	3536 S. Prairie Avenue	\$0
814309	11/07/95	3822 S. Calumet Avenue	\$0
817279	01/16/96	3514 S. Michigan Avenue	\$0
96001702	03/12/96	3639 S. Prairie Avenue	\$9,240
96006675	05/24/96	3942 S. Indiana	\$17,000
96006675	06/04/96	3940 S. Indiana Avenue	\$17,000
96009900	07/22/96	3639 S. Prairie Avenue	\$9,999
830784	09/03/96	3519 S. Indiana Avenue	\$35,000
831522	09/16/96	3523 S. Prairie Avenue	\$7,500
832571	9/30/96	3423 S. Indiana Avenue	\$6,900
835645	11/12/96	3802 S. Prairie Avenue	\$6,300
843041	03/24/97	3528 S. Wabash Avenue	\$3,900
835645	04/15/97	3810 S. Prairie Avenue	\$8,000
845741	4/30/97	3919 S. Federal Street	\$495,000
847719	06/02/97	3525 S. Wabash Avenue	\$9,500
847720	06/02/97	3521 S. Wabash Avenue	\$9,500
847721	06/02/97	3528 S. Wabash Avenue	\$9,500
847722	06/02/97	3524 S. Wabash Avenue	\$8,000
847995	06/05/97	3501 S. Wabash Avenue	\$13,750
847996	06/05/97	3536 S. Michigan Avenue	\$52,000
847997	06/05/97	67 E. 35th Street	\$13,750
858576	09/29/97	227 E. 37th Street	\$3,600
862124	11/19/97	3714 S. Wabash	\$5,800
TOTAL (50 demolition permits)			\$881,239

3840 S. Prairie	315 E. 35th St.
2516 S. State	5 E. 36th Pl.
2601 S. State	23 E. 36th Pl.
3517 S. State	60 E. 36th Pl.
3615 S. State	45 E. 36th St.
3649 S. State	12 E. 37th Pl.
3671 S. State	69 E. 37th Pl.
3701 S. State	71 E. 37th Pl.
3709 S. State	101 E. 37th Pl.
3757 S. State	117 E. 37th Pl.
3922 S. State	123 E. 37th Pl.
3944 S. State	64 E. 37th St.
2540 S. Wabash	117 E. 37th St.
2617 S. Wabash	215 E. 37th St.
2624 S. Wabash	249 E. 37th St.
2630 S. Wabash	250 E. 37th St.
2635 S. Wabash	301 E. 37th St.
2640 S. Wabash	
3101 S. Wabash	Total: 215
3501 S. Wabash	
3525 S. Wabash	
3527 S. Wabash	
3528 S. Wabash	
3537 S. Wabash	
3658 S. Wabash	
3663 S. Wabash	
3707 S. Wabash	
3716 S. Wabash	
3721 S. Wabash	
3739 S. Wabash	
3742 S. Wabash	
3746 S. Wabash	
3748 S. Wabash	
3757 S. Wabash	
3801 S. Wabash	
3807 S. Wabash	
3811 S. Wabash	
3817 S. Wabash	
3819 S. Wabash	
3827 S. Wabash	
3831 S. Wabash	
3837 S. Wabash	
53 W. 25th Pl.	
20 E. 26th St.	
241 E. 31st St.	
16 E. 35th St.	
100 E. 35th St.	
114 E. 35th St.	
221 E. 35th St.	
225 E. 35th St.	
301 E. 35th St.	

CITY OF CHICAGO BRONZEVILLE ELIGIBILITY STUDY



MAP 9 DEPRECIATION OF PHYSICAL MAINTENANCE

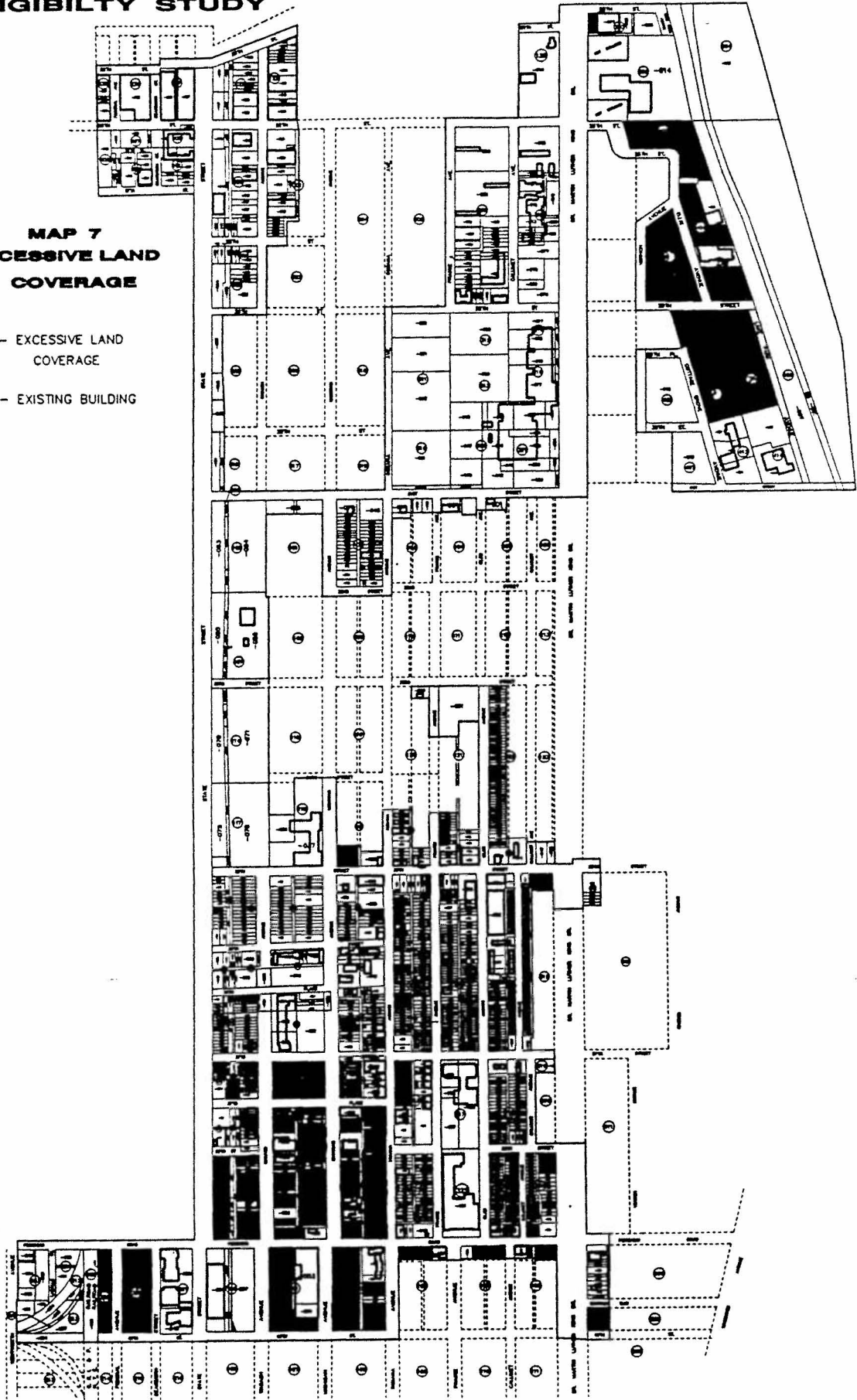
-  - DEPRECIATION OF PHYSICAL MAINTENANCE
-  - EXISTING BUILDING



**CITY OF CHICAGO
BRONZEVILLE
ELIGIBILITY STUDY**



**MAP 7
EXCESSIVE LAND
COVERAGE**

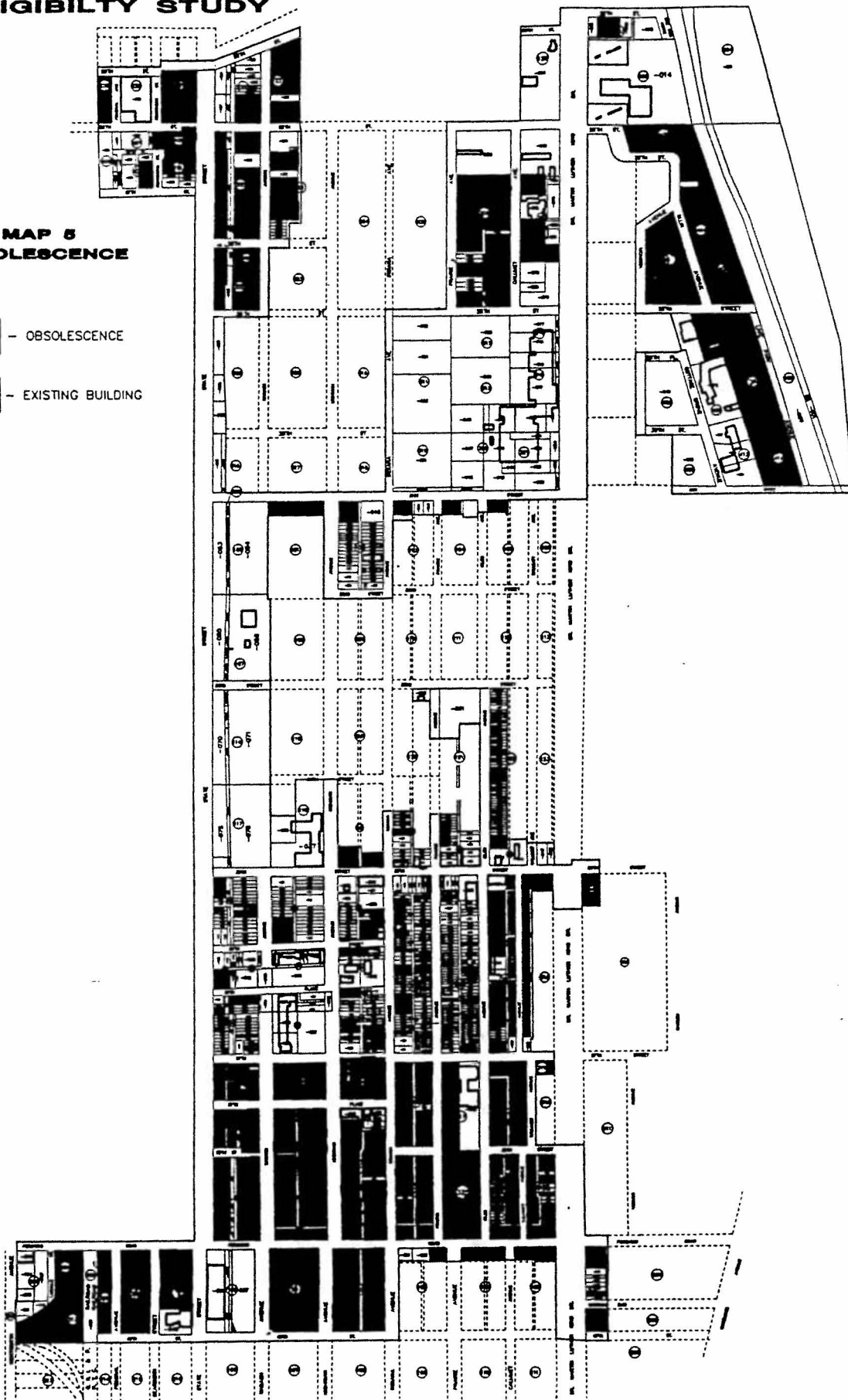
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-  - EXISTING BUILDING



CITY OF CHICAGO BRONZEVILLE ELIGIBILITY STUDY



MAP 5 OBSELESCENCE

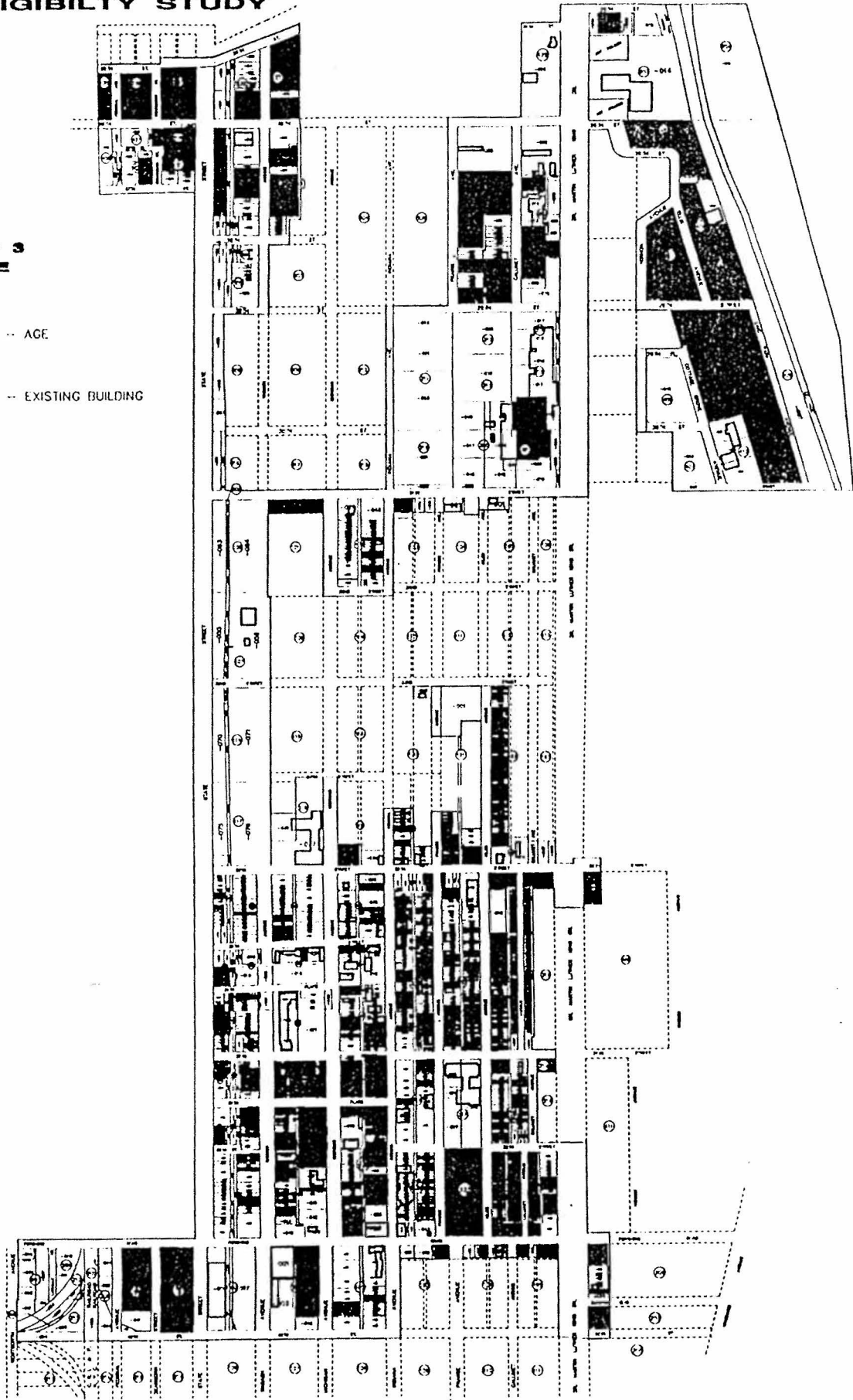
-  - OBSELESCENCE
-  - EXISTING BUILDING



**CITY OF CHICAGO
BRONZEVILLE
ELIGIBILITY STUDY**




**MAP 3
AGE**

-  -- AGE
-  -- EXISTING BUILDING



CITY OF CHICAGO
BRONZEVILLE
ELIGIBILITY STUDY

MAP 1
PROJECT BOUNDARY

-  -- EXISTING BUILDING
-  -- HISTORIC STRUCTURES
-  -- BOUNDARY LINE

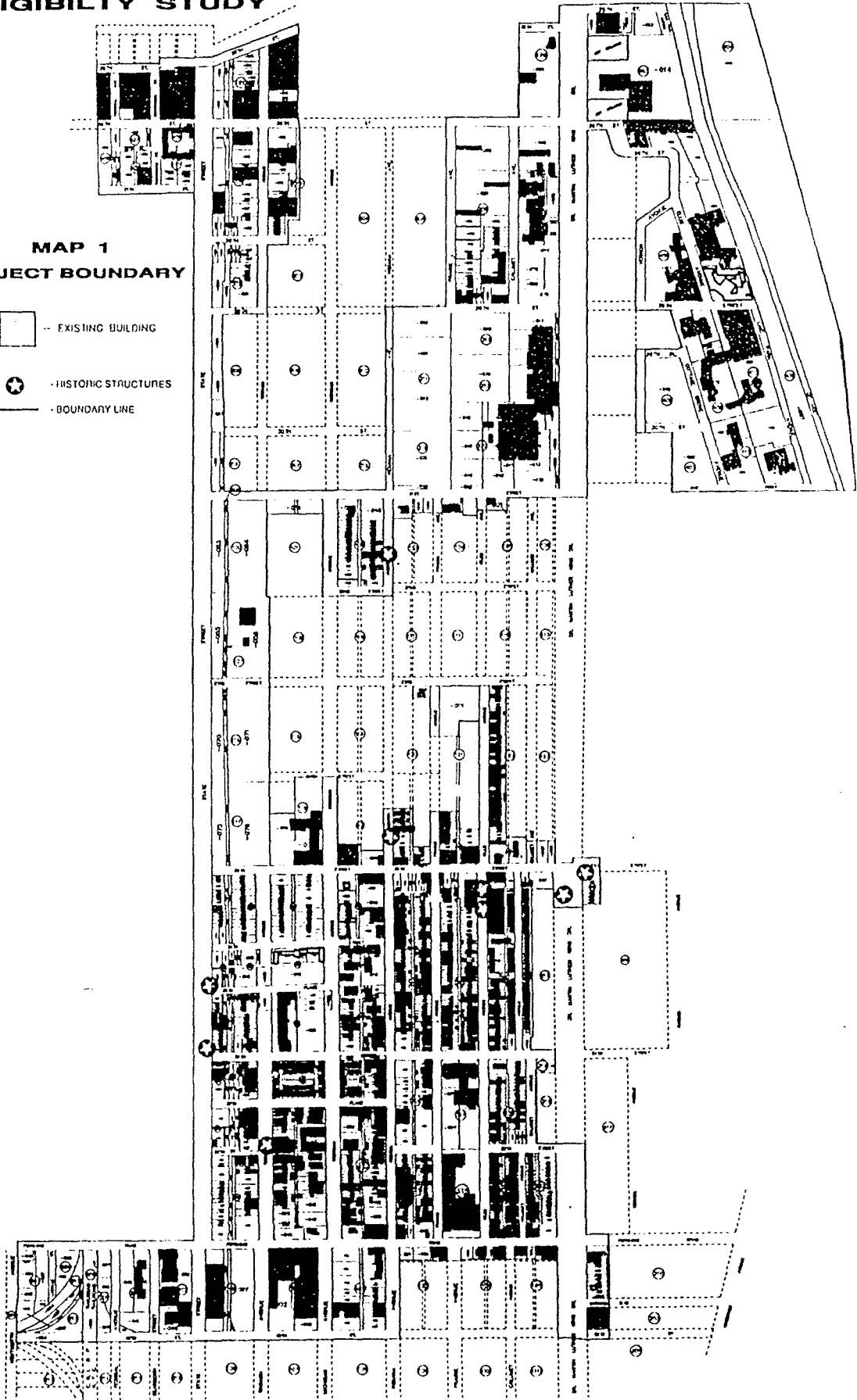


EXHIBIT 6 - MAP LEGEND

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

MATRIX OF BLIGHTED FACTORS
(CONTINUED PAGE 10)

A. Block Number	17 34 325	17 34 326	17 34 327	17 34 328	17 34 400	17 34 500	20 03 100	20 03 101	20 03 102
B. Number of Buildings	1	39	28	42	5	1	1	1	3
C. Number of Parcels	1	47	38	44	5	30	2	5	20
1. Number of buildings 35 years or older	1	37	27	41	5	0	0	1	2
2. A. Number of buildings showing decline of physical maintenance	0	17	14	42	5	1	0	1	2
2. B. Number of parcels exhibiting decline of physical maintenance	0	17	19	44	5	30	0	5	19
3. A. Number of deteriorated buildings	0	34	24	42	5	0	0	1	3
3. B. Number of parcels that are deteriorated	0	36	26	42	5	0	0	2	5
4. Number of dilapidated buildings	0	2	9	42	0	0	0	0	0
5. A. Number of obsolete buildings	1	30	25	42	5	0	0	1	3
5. B. Number of parcels that are obsolete	1	32	32	44	5	0	0	5	20
6. Number of buildings below minimum code	1	11	16	2	0	0	0	2	6
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	1	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	1	0
9. Number of buildings with excessive vacancies	0	1	1	0	4	0	0	1	2
10. Number of vacant parcels	0	6	6	2	0	0	1	3	14
11. Total number of eligibility factors represented in block	2	7	9	7	5	2	0	8	7

MATRIX OF BLIGHTED FACTORS
(CONTINUED PAGE 8)

A. Block Number	17 34 306	17 34 307	17 34 308	17 34 309	17 34 310	17 34 311	17 34 312	17 34 313	17 34 315
B. Number of Buildings	11	1	24	56	55	46	19	8	23
C. Number of Parcels	47	10	34	101	108	67	47	17	24
1. Number of buildings 35 years or older	7	0	11	38	45	37	12	8	23
2. A. Number of buildings showing decline of physical maintenance	7	1	9	37	37	27	7	8	19
2. B. Number of parcels exhibiting decline of physical maintenance	16	8	16	41	39	29	7	17	20
3. A. Number of deteriorated buildings	6	0	11	43	39	27	11	8	20
3. B. Number of parcels that are deteriorated	6	0	11	42	43	29	11	8	20
4. Number of dilapidated buildings	2	0	2	11	7	4	1	1	17
5. A. Number of obsolete buildings	7	0	8	13	10	37	5	7	22
5. B. Number of parcels that are obsolete	8	0	9	14	12	45	5	15	23
6. Number of buildings below minimum code	13	3	6	18	17	15	3	4	3
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	2	14
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	2	0	4	8	6	6	2	2	2
10. Number of vacant parcels	29	4	9	46	51	17	27	9	1
11. Total number of eligibility factors represented in block	6	1	6	6	5	6	6	6	8

MATRIX OF BLIGHTED FACTORS
(CONTINUED PAGE 7)

A. Block Number	17 34 121	17 34 122	17 34 123	17 34 300	17 34 301	17 34 302	17 34 303	17 34 304	17 34 305
B. Number of Buildings	8	41	1	8	4	6	3	5	3
C. Number of Parcels	16	60	2	34	31	22	11	4	10
1. Number of buildings 35 years or older	7	36	0	3	3	3	3	2	2
2. A. Number of buildings showing decline of physical maintenance	4	13	0	3	4	3	2	3	2
2. B. Number of parcels exhibiting decline of physical maintenance	7	13	0	21	6	7	2	3	1
3. A. Number of deteriorated buildings	7	16	0	3	4	3	3	3	2
3. B. Number of parcels that are deteriorated	7	16	0	6	6	3	3	3	1
4. Number of dilapidated buildings	0	4	0	1	0	3	0	0	1
5. A. Number of obsolete buildings	0	10	0	5	4	3	3	0	2
5. B. Number of parcels that are obsolete	0	11	0	8	6	5	3	0	1
6. Number of buildings below minimum code	6	13	0	2	7	3	1	1	0
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	4	0	2	2	0	0	0	1
10. Number of vacant parcels	5	18	2	18	24	13	7	0	1
11. Total number of eligibility factors represented in block	3	4	0	6	6	5	5	3	6

MATRIX OF BLIGHTED FACTORS
(CONTINUED PAGE 5)

A. Block Number	17 28 407	17 28 408	17 28 409	17 28 410	17 28 502	17 34 100	17 34 101	17 34 102	17 34 103
B. Number of Buildings	0	1	1	0	0	0	2	5	1
C. Number of Parcels	3	5	2	8	0	2	1	39	3
1. Number of buildings 35 years or older	0	1	1	0	0	0	2	4	1
2. A. Number of buildings showing decline of physical maintenance	0	1	1	0	0	0	0	2	1
2. B. Number of parcels exhibiting decline of physical maintenance	3	5	1	8	0	1	0	36	3
3. A. Number of deteriorated buildings	0	1	1	0	0	0	1	1	1
3. B. Number of parcels that are deteriorated	0	2	1	8	0	1	1	1	1
4. Number of dilapidated buildings	0	1	1	0	0	0	0	1	0
5. A. Number of obsolete buildings	0	1	1	0	0	0	1	0	1
5. B. Number of parcels that are obsolete	0	2	2	3	0	0	1	0	1
6. Number of buildings below minimum code	0	0	1	0	0	0	2	0	2
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	1	0	0	0	0	0	0	0
10. Number of vacant parcels	2	3	0	5	0	0	0	14	2
11. Total number of eligibility factors represented in block	1	8	6	5	0	5	4	3	6

MATRIX OF BLIGHTED FACTORS
(CONTINUED PAGE 3)

A. Block Number	17 27 320	17 27 321	17 27 402	17 27 404	17 27 405	17 27 406	17 27 407	17 27 408	17 27 409
B. Number of Buildings	1	1	1	2	3	3	0	0	2
C. Number of Parcels	8	9	8	2	1	3	1	1	8
1. Number of buildings 35 years or older	0	1	1	1	3	3	0	0	2
2. A. Number of buildings showing decline of physical maintenance	0	0	0	0	2	2	0	0	1
2. B. Number of parcels exhibiting decline of physical maintenance	0	0	0	0	1	2	1	0	5
3. A. Number of deteriorated buildings	0	0	1	1	2	3	0	0	0
3. B. Number of parcels that are deteriorated	0	0	8	1	1	2	0	0	0
4. Number of dilapidated buildings	0	0	0	0	0	0	0	0	0
5. A. Number of obsolete buildings	0	0	1	2	2	3	0	0	1
5. B. Number of parcels that are obsolete	0	0	8	2	1	2	0	0	5
6. Number of buildings below minimum code	0	0	0	0	0	1	0	0	1
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	0	0	0	0
10. Number of vacant parcels	0	6	0	0	0	1	0	0	0
11. Total number of eligibility factors represented in block	0	1	5	4	6	6	1	0	5

EXHIBIT 5 - MATRIX OF BLIGHTED FACTORS

A. Block Number	17 27 122	17 27 123	17 27 129	17 27 203	17 27 300	17 27 301	17 27 302	17 27 306
B. Number of Buildings	2	4	0	2	6	5	0	15
C. Number of Parcels	11	13	1	4	21	16	12	32
1. Number of buildings 35 years or older	2	4	0	1	5	5	0	12
2. A. Number of buildings showing decline of physical maintenance	2	3	0	1	6	4	0	12
2. B. Number of parcels exhibiting decline of physical maintenance	11	4	0	2	20	13	9	26
3. A. Number of deteriorated buildings	2	4	0	1	5	5	0	11
3. B. Number of parcels that are deteriorated	9	12	0	1	15	8	0	11
4. Number of dilapidated buildings		1	0	0	1	2	0	10
5. A. Number of obsolete buildings	2	4	0	1	6	5	0	12
5. B. Number of parcels that are obsolete	2	12	0	1	18	8	12	24
6. Number of buildings below minimum code	0	0	0	0	1	2	0	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	0	0	0	0	1	0	0	8
10. Number of vacant parcels	2	0	0	1	1	0	9	4
11. Total number of eligibility factors represented in block	6	7	0	5	6	7	3	2

EXHIBIT 4 - DISTRIBUTION OF CRITERIA MATRIX (CONT. PAGE 5)

BLOCK	1	2	3	4	5	6	7	8	9	10	11	12	13	14
17 34 323	X		X	X	P		P		P	P	X	X	X	
17 34 324	X		X	P									X	
17 34 325	X		X											
17 34 326	X	P	X	X			P				P		X	
17 34 327	X	P	X	X			P			P	P	P	P	
17 34 328	X	X	X	X							X	X	X	
17 34 400	X		X	X			X						X	
17 34 500	P		X											
20 03 100														
20 03 101	X		X	P			P		P		P	X	X	
20 03 102	X		X	P			P				X	X	X	
20 03 103	P		X	P							X	P	X	
20 03 104	X		X	P							X	X	X	
20 03 105	X	P	X	X		P			P		X	X	X	
20 03 200	X		X	P			P						X	
20 03 203														
20 03 500														
20 03 501			X										X	

Key

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

Criteria

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

EXHIBIT 4 - DISTRIBUTION OF CRITERIA MATRIX (CONT. PAGE 3)

BLOCK	1	2	3	4	5	6	7	8	9	10	11	12	13	14
17 34 102	X		P										X	
17 34 103	X	X	X	X								P	X	
17 34 104			X	X									X	
17 34 105	X		X											
17 34 106				P									P	
17 34 107														
17 34 114													X	
17 34 117													X	
17 34 118				X										
17 34 119	X	P	X	X							X		X	
17 34 120	P	P	P	P									P	
17 34 121	X			X									X	
17 34 122	X		P	P									X	
17 34 123														
17 34 300	P	P	P	P			P						X	
17 34 301	X		P	X			P					P	P	
17 34 302	X	P	P	P									P	
17 34 303	X	P		P	P								P	
17 34 304	X			X									X	
17 34 305	X	P	P	P			P						P	

Key

X Present to a Major Extent
P Present
Not Present

Criteria

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

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