

CITY OF CHICAGO

HUMBOLDT PARK COMMERCIAL REDEVELOPMENT PROJECT AREA

TAX INCREMENT FINANCE PROGRAM

REDEVELOPMENT PLAN AND PROJECT

**CITY OF CHICAGO
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THIS REDEVELOPMENT PLAN IS SUBJECT TO REVIEW, COMMENTS AND REVISION.

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**REDEVELOPMENT PLAN AND PROJECT FOR
HUMBOLDT PARK COMMERCIAL REDEVELOPMENT PROJECT AREA
TAX INCREMENT FINANCING PROGRAM**

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I. INTRODUCTION

Louik/Schneider & Associates, Inc., Macondo Corp. and The Lambert Group have been retained by the City of Chicago ("City") to develop a Redevelopment Plan and Project of the proposed redevelopment area known as Humboldt Park Commercial Redevelopment Project Area in Chicago, Illinois ("Redevelopment Project Area"). The Redevelopment Project Area is well suited for a variety of commercial, residential and institutional uses.

The Redevelopment Project Area is located in the City, approximately three miles northwest of the central business district in the Humboldt Park and West Town community areas. It is irregularly shaped and generally includes both sides of North Avenue between North Ridgeway and North Claremont; both sides of North Western Avenue between North Avenue and West Haddon, extending east to North Oakley between West LeMoyne and West Hirsch and between West Potomac and West Haddon; and both sides of West Division between North Oakley and North Mozart. The Redevelopment Project Area is primarily surrounded by residential uses with some commercial and light industrial (see Map 2 - *Existing Land Use*). The Redevelopment Project Area is adjacent to the eastern boundary of the Pulaski Industrial Corridor Tax Increment Financing Redevelopment Plan and Project. The Redevelopment Project Area contains the main commercial arterial access within the community, which is West North Avenue on the north, North Western Avenue on the east and West Division Street on the south.

The purpose of the Humboldt Park Commercial Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project ("Plan") is to establish a mechanism to allow for the planning, financing and implementation of development of commercial, institutional (e.g. police department, fire department and library), residential uses, rehabilitation of commercial uses, and public improvements including open space and streetscape beautification projects.

This Plan summarizes the analyses and findings of the consultants' work, which, unless otherwise noted, is the responsibility of Louik/Schneider & Associates, Inc., Macondo Corp. and The Lambert Group. 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.*, as amended (the "Act"). Louik/Schneider & Associates, Inc. has prepared this Plan and the related Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related Eligibility Study in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Plan, and 2) on the fact that Louik/Schneider & Associates, Inc. has obtained the necessary information so that the Plan and the related Eligibility Study will comply with the Act.

II. TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

The Redevelopment Project Area is located on the northwest side of the City in the Humboldt Park and West Town community areas. The 138-acre Redevelopment Project Area is irregularly shaped and generally includes both sides of North Avenue between North Ridgeway and North Claremont; both sides of North Western Avenue between North Avenue and West Haddon, extending east to North Oakley between West LeMoyne and West Hirsch and between West Potomac and West Haddon; and both sides of West Division between North Oakley and North Mozart. The Redevelopment Project Area is primarily commercial with residential and light industrial uses. The Redevelopment Project Area contains the main commercial arterial access within the community, which is West North Avenue on the north, North Western Avenue on the east and West Division Street on the south.

The legal description of the Redevelopment Project Area boundaries was prepared by Chicago Guarantee Survey Co. and is attached to this Plan as Exhibit 1 - *Legal Description*. West Division Street and West North Avenue provide eastern and western access to surrounding neighborhoods as well as a direct entrance to the Kennedy Expressway (I-90/94) to the east. Western Avenue provides northern and southern access to surrounding neighborhoods as well as entrance to north- and southbound I-90/94 on the north, and direct entrance to the Eisenhower Expressway (I-290) to the south.

The Redevelopment Project Area is situated within one half-mile of the Hermosa station on the Metra Milwaukee District West suburban commuter rail line that runs between Elgin and downtown Chicago.

Convenient east- and westbound Chicago Transit Authority bus service is available on Route #72 North and Route #70 Division. North- and southbound bus service is available on Route #52 Kedzie-California, Route #82 Kimball-Homan and Route #42 Western. The Redevelopment Project Area is also located approximately one half-mile from the CTA Blue Line's Damen and Western stations and approximately one mile from the CTA Green Line's California and Kedzie stations.

A. EXISTING CONDITIONS AND LAND USE

The Redevelopment Project Area is especially well suited to commercial development, but is also well situated for certain residential and institutional developments (see Exhibit 4 - Map 2 - *Existing Land Use*). The Redevelopment Project Area's close proximity to good local and regional transportation networks makes the Area accessible to shoppers and residents of both the Humboldt Park community and surrounding neighborhoods.

The current condition of the Redevelopment Project Area is one of underutilization and deterioration. Underutilized and poorly maintained buildings line a majority of the West Division

Street corridor between North Mozart Street and North Western Avenue. Vacant lots and deteriorated sidewalks and street fixtures are also present. Strip-mall style shopping centers that do not conform to the original streetscape are common on this portion of West Division Street as well as in other sections of the Redevelopment Project Area.

The North Western Avenue corridor from West Potomac Avenue to West North Avenue has many of the same issues that are evident along West Division Street. Deteriorated commercial and residential buildings and the proliferation of unsightly automobile dealerships and other automobile-related businesses limit commercial diversification and create traffic congestion. Many of the poorly maintained automobile-related businesses prevent North Western Avenue from forming a cohesive commercial center by stunting any type of pedestrian flow from storefront to storefront and have been found to be a source of significant amounts of debris and litter that detract from the overall aesthetic of the corridor.

The east side of North Western Avenue maintains two significant institutional uses: St. Elizabeth's Hospital, located between West LeMoyné Street and West Hirsch Street, and Roberto Clemente High School, located between West Potomac Avenue and North Division Street. Across the street from Roberto Clemente High School, on the west side of North Western Avenue, is the Chicago Fire Department Engine Company 57.

The section of the Redevelopment Project Area that runs west along West North Avenue from North Western Avenue to North Mozart Street is a blend of various commercial buildings with retail and office uses on the street level and residential uses above the first floor. Buildings and public infrastructure show increasing signs of deterioration and neglect. The Area's buildings also have numerous vacancies on the upper floors. The area from North Mozart Street west to North Troy Street is a mixture of residential and commercial uses. North Troy Street to the end of the Redevelopment Project Area on North Lawndale Avenue is primarily commercial property with second- and third-floor residential uses.

B. AREA HISTORY

The Redevelopment Project Area is a subsection of the greater Humboldt Park and West Town community areas located on the near northwest side of Chicago. The two community areas share part of Chicago's rich history and cultural heritage. While the two communities are integral parts of the fabric that forms Chicago, it is evident that the peaks of both were in the earlier quarter of the 20th century. Since the Twenties, the Humboldt Park and West Town community areas have steadily declined in businesses, industry and population.

Much of West Town was annexed to the City in 1837, with the remaining portions annexed in the 1860s. Centers of industry revolved around the neighborhood rail yards and the factories built along the North Branch of the Chicago River. With this industry came the influx of a diverse ethnic workforce that established residence throughout West Town.

Most of the Humboldt Park area was annexed to the City in 1869, the same year that saw the 207-acre park named after Alexander von Humboldt established. Germans and Scandinavians

comprised most of the early settlers in what was then primarily farmland and prairie. The aftermath of the 1871 Chicago Fire brought a new wave of working-class settlers attracted by the inexpensive housing built just outside of the City's fire code limits. The annexation of the town of Jefferson in 1889 completed the incorporation of the present area into the City.

The Humboldt Park Area has had a significant industrial component from the beginning, developing mostly along the railroad lines at the area's northern, southern and western boundaries. Primary retail shopping areas have concentrated along North Avenue, Western Avenue and Division Street.

The community has experienced to varying degrees the strains associated with high population turnover. Among the major concerns of community residents are the quality of area schools, increased gang activity, maintaining police relations, safety and security, and the quality of other City services and housing stock.

The local churches, some of the most stable and strong institutions in the community, have been at the forefront of organizing service delivery programs. Enthusiastic support for the school reform movement has brought together a broad cross-section of the neighborhood's residents and increased parental involvement in the local schools.

Humboldt Park has a strong history of activism, evidenced by the number of community organizations that are actively helping to rehabilitate housing for low- and moderate-income residents; providing assistance in securing mortgages and loans for current homeowners or residents who want to buy; and organizing job training, adult education, and safety and youth programs.

C. COMMERCIAL REDEVELOPMENT AREA

In 1999, the Community Development Commission designated the Humboldt Park Redevelopment Area, a larger area that is generally bounded by the northern alley of West North Avenue on the north, West Division Street and West Augusta Street on the south, North Western Avenue on the east, and North Central Park Avenue on the west as the Humboldt Park Redevelopment Area. This larger area encompasses the Redevelopment Project Area that is the subject of this Plan. The basis for the Humboldt Park Redevelopment Plan is set forth in Chapter 2-124-010(e) of the Chicago Municipal Code which defines a Redevelopment Plan as a "comprehensive program for the clearing or rehabilitation and the physical development of a redevelopment area." The Humboldt Park Redevelopment Plan encourages existing business owners and residents to seek financial assistance in order to rehabilitate, repair and maintain their properties. It also encourages developers to achieve quality designs that are both functional and aesthetically significant.

This Plan is intended to serve as a tool to implement the goals and objectives identified in the Humboldt Park Redevelopment Plan, dated January 12, 1999. The earlier plan was a result of the input, vision and hard work of community residents and served as a guide for the Humboldt Park Commercial Plan described herein.

D. ZONING CHARACTERISTICS

The Redevelopment Project Area is primarily zoned business, commercial and institutional. Permitted zoning uses for the Redevelopment Project Area include business districts zoned B3-3, B5-2, B4-2, B4-3, commercial districts zoned C1-1, C1-2, C1-3, C2-2, C3-1 and Institutional Planned Developments #94 and #12.

E. TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

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

The Act provides a means for municipalities, after the approval of a "Redevelopment Plan and Project," to redevelop blighted and conservation areas by pledging the incremental tax revenues generated by public and private redevelopment. These incremental tax revenues are used to pay for 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 an approved development. Municipalities may issue obligations to be repaid from the stream of real property tax increment revenues that is generated within the tax increment financing district.

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

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

This Plan also specifically describes the Redevelopment Project Area. This area meets the eligibility requirements of the Act (see Exhibit 3 - *Humboldt Park Commercial Area Tax Increment Finance Program - Eligibility Study*). After approval of the Plan, the City Council may then formally designate the Redevelopment Project Area.

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

1. On a coordinated rather than a piecemeal basis to ensure that land use, vehicular access, parking, service and urban design systems will meet modern-day urban planning principles and standards; and

2. On a reasonable, comprehensive and integrated basis to ensure that blighting area factors are eliminated; and
3. Within a reasonable and defined time period.

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

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

There has been some private investment in the Redevelopment Project Area over the last five years. However, the potential and amount of commercial growth and investment within the area has been limited. The adoption of the Plan will make possible the implementation of a logical program to stimulate redevelopment in the Redevelopment Project Area, an area that cannot reasonably be anticipated to develop without the adoption of this Plan. Public investments will create the appropriate environment to attract the level of private investment required for rebuilding the Redevelopment Project Area.

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

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

Comprehensive goals and objectives are included in this Plan to guide the decisions and activities that will be undertaken to facilitate the redevelopment of the Redevelopment Project Area. In order to rehabilitate the Redevelopment Project Area in a planned manner, established goals are necessary. Many of them can be achieved through the effective use of local, state and federal mechanisms. These goals and objectives generally reflect the following plans and programs:

- Humboldt Park Redevelopment Plan and Designation Report, January 12, 1999
- Humboldt Park Commercial Land Use Plan, June 1996

The following goals are meant to guide the development and/or the review of all future projects that will be undertaken in the Redevelopment Project Area.

GENERAL GOALS

1. Promote the rehabilitation of existing structures and new construction where appropriate throughout the Redevelopment Project Area.
2. Promote affordable and mixed-income rental and for-sale residential development and mixed-use residential/commercial development.
3. Promote, to the extent practicable and feasible, a restaurant row with a predominant cuisine along Division Street.
4. Facilitate the development of design objectives and unified streetscape improvements throughout the Redevelopment Project Area.
5. Create an environment within the Redevelopment Project Area that will contribute to the health, safety and general welfare of the City and that will generate revenue for the Redevelopment Project Area.
6. Strengthen the economic well-being of the Redevelopment Project Area and the City by enhancing the value of properties and the local tax base.
7. Encourage the participation of minorities and women in the redevelopment process of the Redevelopment Project Area.

ACTIONS

1. Encourage maintenance, restoration and reuse of existing structures, to the maximum extent feasible.
2. Provide for mixed-income residential redevelopment and rehabilitation.
3. Provide sufficient off-street parking to accommodate new and existing area residents, institutions and commercial redevelopment.
4. Provide necessary right-of-way improvements or adjustments to facilitate and improve traffic flow, and for coordination of development.
5. Reduce or eliminate those conditions that qualify the Redevelopment Project Area as a Conservation Area.
6. Encourage private investment in the rehabilitation of commercial (retail/office) and residential developments, where appropriate.
7. Provide needed incentives to encourage a broad range of improvements for both the rehabilitation of existing buildings and new development.
8. Provide public and private infrastructure and streetscape improvements and other assistance necessary to promote commercial, residential and open space development in the Redevelopment Project Area.
9. Use City and private programs and strategies to market the Redevelopment Project Area to appropriate businesses or developers.
10. Encourage the implementation of City programs for the rehabilitation of residential and commercial uses (e.g. Small Business Improvement Fund, Neighborhood Improvement Program).

DESIGN OBJECTIVES

Although overall goals and redevelopment objectives are important in the redevelopment process, the inclusion of design guidelines is necessary to ensure that redevelopment activities result in an attractive and functional environment. The following design objectives give a generalized approach to specific redevelopment projects:

1. Encourage coordinated development of parcels and structures that addresses building design and off-street parking, and is integrated both functionally and aesthetically with adjacent and nearby existing developments.
2. Ensure safe and functional circulation patterns, adequate ingress and egress, and capacity for pedestrians and vehicles.

3. Ensure improvement in public ways that encourages neighborhood usage of commercial and retail establishments, the enhancement of transit facilities and a pedestrian-friendly environment.
4. Encourage high standards of building rehabilitation, including façade restoration, storefront merchandising, awning and entryways, and streetscape design to ensure the quality appearance of buildings, rights-of-way and open spaces.
5. Encourage a variety of streetscape amenities, including such items as sidewalk/street planters, flower boxes, plazas, a variety of tree species and ornamental iron fences where appropriate.

IV. CONSERVATION AREA CONDITIONS IN THE REDEVELOPMENT PROJECT AREA

A. ILLINOIS TAX INCREMENT ACT

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a Blighted Area, a Conservation Area (or a combination of the two), or an Industrial Park Conservation Area.

As set forth in the Act, a "Conservation Area" is any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors is detrimental to public safety, health, morals or welfare, and could become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Necessity of environmental clean-up
12. Lack of community planning
13. EAV comparison

The Act further states that the eligibility factors must be (i) present to a meaningful extent, with that presence documented, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the redevelopment project area.

Comprehensive exterior surveys of the 730 parcels of the Study Area were conducted by Macondo Corp. Analysis of each of the Conservation Area eligibility factors contained in the Act was conducted in order to determine its presence. The exterior surveys examined not only the condition and use of buildings but also conditions of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted of existing site coverage and parking, land uses, zoning and their relationship to the surrounding area. A block-by-block analysis of the 62 blocks was conducted by Macondo Corp. to identify the eligibility factors and their degree of presence.

Based upon surveys, site inspections, research and analysis by Louik/Schneider & Associates, Inc., Macondo Corp. and The Lambert Group, the Redevelopment Project Area qualifies as a Conservation Area as defined by the Act. A separate report, entitled *City of Chicago Humboldt Park Commercial Tax Increment Finance Program - Eligibility Study* and dated January 2001 (the "Eligibility Study"), 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 Conservation Area.

B. CONSERVATION AREA ELIGIBILITY FACTORS

The Redevelopment Project Area is characterized by the presence of six Conservation Area eligibility factors in addition to age as listed in the Act. Summarized below are the findings of the Eligibility Report.

Age

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years.

Major Extent

1. Obsolescence

Obsolescence is defined in the Act as "the condition or process of falling into disuse." Obsolescent structures have become ill-suited for the original use.

2. Deterioration

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring major treatment or repair. The Act defines deterioration with respect to buildings as "defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia."

3. Presence of Structures Below Minimum Code

Structures below minimum code standards, as stated in the Act, include "all structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes."

4. Excessive Land Coverage and Overcrowding of Structures and Community Facilities

Excessive land coverage and overcrowding of structures and community facilities is defined by the Act as "the over-intensive use of property and the crowding of buildings and accessory facilities onto a site."

5. Deleterious Land Use or Layout

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses that may be considered noxious, offensive or unsuitable.

Minor Extent

1. Dilapidation

Dilapidation is referred to in the Act as "an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed."

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

- Of the 13 eligibility factors for a Conservation Area set forth in the Act in addition to age, five are present to a major extent and one is present to a minor extent. Only three are necessary for designation as a Conservation Area.
- The Conservation Area eligibility factors that are present are reasonably distributed throughout the Redevelopment Project Area.
- The Redevelopment Project Area is not yet a blighted area, but because of the factors described in this report, the Redevelopment Project Area may become a blighted area.

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

Additional research indicates that the Redevelopment Project Area has not benefited from growth and development as a result of investments by private enterprise, and will not be developed without action by the City.

Specifically, the total number of building permits recently requested for new construction and major renovation is lower than could be reasonably expected in an area of economic health. From January 1995 to September 2000, only 52 permits for new construction or renovation were issued in an area with 730 parcels (7%). Of these, only six were for the construction of new buildings, while the others were for the building of garages (six), structural additions (five), and renovations (41). These limited improvements have stimulated neither private investment nor economic growth within or around the Redevelopment Project Area. Significantly, during the same six years, seven permits were issued for demolition (see Exhibit 1 - *Building and Demolition Permit Requests*).

From this data, together with the other eligibility factors, it can be reasonably concluded that the Redevelopment Project Area (i) has not been subject to growth through private investment, and (ii) will not be developed without municipal leadership. Adoption of the Redevelopment Plan and Project is necessary to halt deterioration of the Redevelopment Project Area.

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 Redevelopment Project Area qualifies as a Conservation Area, and make this report a part of the public record. The analysis above was based upon data assembled by Louik/Schneider & Associates, Inc., and Macondo Corp. The surveys, research and analysis conducted include:

1. Exterior surveys of the conditions and use of the Redevelopment Project Area;
2. Field surveys of environmental conditions, including 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 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 and building code violations from January 1995 to September 2000 (as provided by the Department of Buildings) for all parcels in the Redevelopment Project Area; and
8. Evaluation of the EAVs in the Redevelopment Project Area from 1995 to 1999.

The Redevelopment Project Area qualifies as an improved Conservation Area and is therefore eligible for Tax Increment Financing under the Act.

V. HUMBOLDT PARK COMMERCIAL REDEVELOPMENT PROJECT

The Redevelopment Project is outlined in the following sections: *General Land Use Plan, Redevelopment Plan and Project* and all of its components.

A. GENERAL LAND USE PLAN

The proposed land uses for the Redevelopment Project Area reflect the goals and objectives previously identified. Map 3 - *Proposed Land Use* identifies the uses that will be supported by the City's TIF Plan. The major land use categories for the Redevelopment Project Area include institutional and mixed-use (commercial/residential/institutional). The proposed mixed-use allows for commercial, residential and institutional uses to exist independently or in combination. Mixed-use development will provide uses more compatible with surrounding residential uses, service private and public needs of the surrounding community, and increase the viability of the area as a whole.

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

INSTITUTIONAL

Institutional land uses include property utilized by educational institutions, churches and publicly owned facilities. Existing institutional land uses include: Clemente High School, the Fire Department Engine Company 57, the Humboldt Park Branch Library and St. Elizabeth Hospital. The proposed institutional land uses reflect current institutional uses and suggests the expansion of the Humboldt Park Branch Library.

MIXED-USE COMMERCIAL/RESIDENTIAL/INSTITUTIONAL

The proposed mixed-use commercial/residential/institutional land use allows for any of the uses to be employed independently or in combination. This mixed-use land category allows for a variety of future development opportunities to occur in response to community needs.

B. REDEVELOPMENT PLAN AND PROJECT

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

To address private investment and public improvements, the following redevelopment strategies are recommended:

- Encourage rehabilitation and new construction where appropriate.
- Encourage reconfiguration and assemblage of land to create sites with sufficient sizes for today's neighborhood retail needs.
- Provide buffering of adjacent residential areas from commercial uses with aesthetic screening, landscaping and fences.
- Provide visual continuity and a retail identity through a coordinated streetscape improvement program - trees, street planters, banners, benches and other street furniture that will improve the physical setting of the community and enhance the area's image and safety.
- Provide marketing materials for the area to promote it to a wide range of brokers, developers and tenants as a vital retail location.

The Plan for the Redevelopment Project Area incorporates the use of tax increment funds to stimulate and stabilize the Redevelopment Project Area through the planning and programming of public and private improvements. The Plan's underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment. The City may enter into redevelopment agreements, which will generally provide for the City to grant funding for activities permitted by the Act. The funds for these improvements will come from the incremental increase in tax revenues generated from the Redevelopment Project Area, or the City's possible issuance of bonds to be repaid from the incremental taxes. A developer may be responsible for site improvements and may further be required to build any agreed-upon improvements needed for the project. Under a redevelopment agreement, the developer may also be reimbursed from incremental tax revenues (to the extent permitted by the Act) for all or a portion of eligible costs.

C. ESTIMATED REDEVELOPMENT PROJECT ACTIVITIES AND COSTS

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

1. **ANALYSIS, ADMINISTRATION, STUDIES, LEGAL, ETC.** Funds may be used by the City to provide for activities including the long-term management of the Redevelopment Project as well as the costs of establishing the program and designing its components. Funds may be used by the City to provide for costs of studies; surveys; development of plans and specifications; marketing sites within

the Redevelopment Project Area to prospective businesses, developers, and investors; and implementation and administration of the Plan, including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning, environmental or other services (provided, however, that no charges for professional services may be based on a percentage of the tax increment collected.

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

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

The Humboldt Park Redevelopment Area established City authority to acquire and assemble property (see Map 4 - *Humboldt Park Redevelopment Area*). Such acquisition and assembly under that authority is consistent with this Plan. Nothing in this Plan shall be deemed to limit or adversely affect the authority of the City under the Humboldt Park Redevelopment Area plan 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 Humboldt Park Redevelopment Area Plan.

3. **REHABILITATION COSTS.** The costs for rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements including but not limited to provision of facade improvements for the purpose of improving the facades of privately held properties, may be funded.
4. **PROVISION OF PUBLIC IMPROVEMENTS AND FACILITIES.** Adequate public improvements and facilities may be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:

- a. Provision of streets, public rights-of-way and public transit facilities
 - b. Provision of utilities necessary to serve redevelopment
 - c. Public landscaping
 - d. Public landscape/buffer improvements, street lighting and general beautification improvements
 - e. Public facilities and buildings
 - f. Public parks and open space
5. **JOB TRAINING AND RELATED EDUCATIONAL PROGRAMS.** Funds may be used by the City for programs to be created for Chicago residents so that they may take advantage of the employment opportunities in the Redevelopment Project Area.
6. **FINANCING COSTS.** Financing costs may be funded, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, not exceeding 36 months thereafter and including reasonable reserves related thereto.
7. **CAPITAL COSTS.** To the extent the City, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Project and Plan may be funded. This category may also include reimbursement of capital costs of taxing districts affected by the redevelopment of the Redevelopment Project Area, as permitted by the Act.
8. **PROVISION FOR RELOCATION COSTS.** Relocation assistance may be provided in order to facilitate redevelopment of portions of the Redevelopment Project Area and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and financial assistance as determined by the City. In the event that the implementation of the Redevelopment Plan results in the removal of residential housing units in the Redevelopment Project Area occupied by low-income household or very low-income households, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder (including eligibility criteria). Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that the alternative affordable housing is located in or near the Redevelopment Project Area.

As used in the above paragraph, "low-income households," "very low-income households" and "affordable housing" shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Redevelopment Plan, these statutory terms are defined as follows: (a) "low-income

household" means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD"), for purposes of Section 8 of the United States Housing Act of 1937; (b) "very low-income household " means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (c) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income as stated for such households by HUD.

Funds may be provided for the costs of the construction of public works or improvements consistent with the Act, including the costs of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or a different use requiring private investment.

9. **PAYMENT IN LIEU OF TAXES.** These will be provided in accordance with the Act.
10. **COSTS OF JOB TRAINING.** Funds may be provided for costs, incurred by one or more taxing districts, of job training, advanced vocational education, "welfare to work" programs implemented by businesses located within the Redevelopment Project Area; or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment; provided that such costs a) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by companies located in the Redevelopment Project Area, and b) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act (as defined in the Act) and to 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 do 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 described in this paragraph, then the amounts due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d) The total of such interest payments paid pursuant to the Act does not exceed 30% of the total of costs paid or incurred by the developer or redeveloper for the redevelopment project plus Redevelopment Project Costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - e) Up to 75% of the interest cost incurred by a redeveloper is for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
12. **NEW CONSTRUCTION COSTS.** Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible Redevelopment Project Cost.
13. **REDEVELOPMENT AND OTHER AGREEMENTS.** The City may enter into redevelopment agreements with private developers or redevelopers, which may include but not be limited to terms of sale, lease or conveyance of land, requirements for site improvements, public improvements, job training and interest subsidies. In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements. In addition, the City may enter into intergovernmental agreements with public entities to construct, rehabilitate, renovate or restore public improvements.
14. **AFFORDABLE HOUSING.** Funds may be provided for up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.

In addition, the City requires that developers who receive tax increment revenues for market-rate housing set aside a minimum of 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area

median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

15. **DAY CARE SERVICES.** Funds may be provided for day care services for children of employees from low-income families working for businesses located within the Redevelopment Project Area, and all or a portion of the cost of operation of day care centers established by Redevelopment Project Area businesses to serve employees from low-income families working in businesses located in the Redevelopment Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by HUD.
16. **SCHOOLS.** An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act.

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

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 1235/0.01, *et. seq.*, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Redevelopment Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

The City may incur Redevelopment Project Costs, which are paid from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

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

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

TABLE 1 – ESTIMATED REDEVELOPMENT PROJECT COSTS

	Program/Action/Improvements	Estimated Costs*
1.	Property Assembly: acquisition, site preparation and demolition, and environmental remediation	\$5,000,000
2.	Public Work and Improvements: streets and utilities, parks and open space, public facilities (schools and other public facilities) ⁽¹⁾	\$8,000,000
3.	Relocation	\$2,000,000
4.	Rehabilitation of Existing Structures, Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost	\$16,000,000
5.	Job Training, Retraining, Welfare-to-Work	\$2,000,000
6.	Interest	\$2,500,000
7.	Professional Services: studies, surveys, plans and specifications, administrative costs relating to redevelopment plan, architectural, engineering, legal, marketing, financial, planning or other services	\$1,500,000
8.	Day Care Services	\$3,000,000
	TOTAL REDEVELOPMENT COSTS ⁽²⁾⁽³⁾	\$40,000,000

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

- (1) This category may also include paying for reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts affected by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- (2) Total Redevelopment Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs.
- (3) The amount of the Total Redevelopment Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right of way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area that are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right of way.

Additional funding from other sources such as federal, state, county or local grant funds may be used to supplement the City's ability to finance Redevelopment Project Costs identified above.

D. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

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

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

In the future, the Redevelopment Project Area may be contiguous to, or separated only by a public right of way from other Redevelopment Project Areas created under the Act. The City may use net incremental property taxes received from the Redevelopment Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous Redevelopment Project Areas, or those separated only by a public right of way, and vice versa. The amount of revenue from the Redevelopment Project Area made available to support such contiguous Redevelopment Project Areas, or those separated only by a public right of way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Redevelopment Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

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

E. ISSUANCE OF OBLIGATIONS

To finance Redevelopment Project Costs pursuant to Section 11-74.4-7, the City may issue general obligation bonds or obligations secured by the anticipated tax increment revenue generated within the Redevelopment Project Area, or the City may permit the use of guarantees, deposits and other forms of security made available by private sector developers to secure such obligations. In addition, the City may pledge toward payment of such obligations any part or any combination of the following: 1) net revenues of all or part of any redevelopment project; 2) taxes levied and collected on any or all property in the City; 3) a mortgage on part or all of the Redevelopment Project Area.

All obligations issued by the City to finance Redevelopment Project Costs shall be retired no later than December 31st of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the 23rd calendar year following the year in which the ordinance approving this Redevelopment Project Area is adopted (by December 31, 2025). The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31st of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the 23rd calendar year following the year in which the ordinance approving this Redevelopment Project Area is adopted (by December 31, 2025). Also, the final maturity date of any such obligations 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 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.

In addition to paying Redevelopment Project Costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, mandatory or optional redemptions, and for reserves and bond sinking funds and, to the extent that real property tax increment is not needed 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

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Redevelopment Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The 1999 EAV of all taxable parcels in the Redevelopment Project Area is approximately \$32,269,485. This total EAV amount, by PIN, is summarized in Table 2. The EAV is subject to verification by the Cook County Clerk. After

verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If the 2000 EAV shall become available prior to the date of the adoption of the Redevelopment Plan by the City Council, the City may update the Redevelopment Plan by replacing the 1999 EAV with the 2000 EAV without further City Council action.

G. ANTICIPATED EQUALIZED ASSESSED VALUATION

The estimated EAV of real property within the Redevelopment Project Area, by the year 2008 (when it is estimated that the Redevelopment Project, based on current information, will be constructed and fully assessed), is anticipated to be between \$58,000,000 and \$62,000,000. These estimates are based on several key assumptions, including: 1) all currently projected development will be constructed and occupied by 2009; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Plan; 3) the most recent State Multiplier of 2.2505 as applied to 1999 assessed values will remain unchanged; 4) for the duration of the Redevelopment Project Area, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 1999 level; and 5) growth from reassessments of existing properties in the Redevelopment Project Area will be at a rate of 2.5% per year with a reassessment every three years. Although development in the Redevelopment Project Area could occur after 2009, it is not possible to estimate with accuracy the effect of such future development on the EAV for the Redevelopment Project Area. In addition, as described in Section N of the Plan, Phasing and Scheduling of Redevelopment, public improvements and the expenditure of Redevelopment Project Costs may be necessary in furtherance of the Plan throughout the period that the Plan is in effect.

H. LACK OF GROWTH AND DEVELOPMENT

As described in Section IV - *Conservation Area Conditions*, the Redevelopment Project Area is adversely impacted by the presence of numerous factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. Due to continued existence of the factors referenced above, the Redevelopment Project Area has not been subject to growth and development from private investment, and will not be developed without action by the City.

Specifically, the total number of building permits recently requested for new construction and major renovation is lower than could be reasonably expected in an area of economic health. From January 1995 to September 2000, only 52 permits for new construction or renovation were issued in an area with 730 parcels (7%). Of these, only six were for the construction of new buildings, while the others were for the building of garages (six), structural additions (five), and renovations (41). These limited improvements have stimulated neither private investment nor economic growth within or around the Redevelopment Project Area. Significantly, during the same six years, seven permits were issued for demolition (see Exhibit 1 - *Building and Demolition Permit Requests*).

From this data, together with the other eligibility factors, it can be reasonably concluded that the Redevelopment Project Area (i) has not been subject to growth through private investment, and (ii) will not be developed without municipally led leadership. Adoption of the Redevelopment Plan and Project is necessary to halt deterioration of the Redevelopment Project Area.

I. FINANCIAL IMPACT OF THE REDEVELOPMENT PROJECT

Without the adoption of this Plan and tax increment financing, it is not reasonable to expect the Redevelopment Project Area would be redeveloped by private enterprise. There is a real prospect that the Conservation Area conditions will continue and spread, and the maintenance and improvement of existing buildings and sites in the surrounding area will suffer. 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. The implementation of the Plan may enhance the values of properties within and adjacent to the Redevelopment Project Area.

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

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

J. DEMAND ON TAXING DISTRICT SERVICES

The following major taxing districts presently levy taxes against properties located within the Project Area (see Map 5 – *Schools and Parks*):

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

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

education, pleasure and recreation of the public.

Metropolitan Water Reclamation District of Greater Chicago. This district provides the main trunk lines for the collection of wastewater from cities, villages and towns, and for the treatment and disposal thereof.

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

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of educational services for kindergarten through twelfth grade. Clemente High School is located within the Redevelopment Project Area. With the addition of improved and new residential facilities, it is assumed that there will be an increase in attendance throughout the duration of this Tax Increment Financing District.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreational programs. There are no parks located within the Redevelopment Project Area, however, Humboldt Park is located directly adjacent to the Redevelopment Project Area boundaries.

City of Chicago. The City is responsible for the provision of a wide range of municipal services, including police and fire protection, capital improvements and maintenance, water supply and distribution, sanitation service, building, housing and zoning codes, etc.

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

The proposed Redevelopment Plan and Project involves the rehabilitation of existing commercial and/or residential buildings and possibly the construction of new commercial and residential developments. Therefore, as discussed below, the financial burden of the Redevelopment Plan and Project on taxing districts is expected to be moderate.

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

IMPACT OF THE REDEVELOPMENT PROJECT

The commercial and residential rehabilitation may increase the demand for services and/or capital improvements to be provided by the Chicago Board of Education, the Metropolitan Water Reclamation District, the Chicago Park District and the City. The estimated nature of these increased demands for services on these taxing districts is described below.

Chicago Board of Education. The commercial/residential rehabilitation may increase demand for the educational services and the number of schools provided by the Chicago Board of Education. The only school in the Redevelopment Project Area is Clemente High School, which is currently 57% occupied. Based on information provided by the Chicago Board of Education, Clemente High School can accommodate 1,373 additional students. The City will monitor residential development, with the cooperation of the Chicago Board of Education, to ensure that any increase in demand for services or future improvements will be addressed (see Map 4 - *Schools and Parks*).

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

Chicago Park District. The commercial/residential rehabilitation should not increase the need for additional parks. There is no park within the Redevelopment Project Area, although Humboldt Park is adjacent to its boundary. The City intends to monitor development with the cooperation of the Chicago Park District to ensure that any increase in the demand for services or future improvements will be adequately addressed (see Map 4 - *Schools and Parks*).

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

K. PROGRAM TO ADDRESS FINANCIAL AND SERVICE IMPACTS

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

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

L. PROVISION FOR AMENDING ACTION PLAN

The Humboldt Park Commercial Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

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

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

1. The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Project, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.
2. Redevelopers must meet City standards for participation of 25% Minority Business Enterprises and 5% Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in Redevelopment Agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers must meet City standards for the prevailing wage rate as ascertained by the Illinois Department of Labor for all construction 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 while this Plan is in effect for the Redevelopment Project Area, numerous public/private improvements and developments can be expected to take place. The specific time frame and financial investment will be staged in a timely manner. Development within the Redevelopment Project Area intended to be used for housing and commercial purposes will be staged consistently with the funding and construction of infrastructure improvements, and private sector interest in new industrial facilities. City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with expenditures in redevelopment by private developers. The Redevelopment Project shall be completed, and all obligations issued to finance Redevelopment Project Costs shall be retired, no later than December 31st of the year in which

the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the 23rd calendar year following the year in which the ordinance approving this Redevelopment Project Area is adopted (by December 31, 2025).

O. HOUSING IMPACT STUDY

As set forth in the Act, "if the redevelopment plan for a redevelopment project area would result in the displacement of residents from ten or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment plan."

The Redevelopment Project Area contains 569 inhabited residential units. The Redevelopment Plan provides that some areas within the Redevelopment Project Area be redeveloped, which may result in displacement of ten or more inhabited residential units.

The results of the housing impact study section are described in a separate report that presents the factual information required by the Act. The report, prepared by Louik/Schneider & Associates, and Macondo Corp., its subconsultant, is entitled *Humboldt Park Commercial Housing Impact Study*, and is attached as Exhibit 4 to this Redevelopment Plan.

APPENDIX

TABLE 1 – ESTIMATED REDEVELOPMENT PROJECT COSTS

	Program/Action/Improvements	Estimated Costs*
1.	Property Assembly: acquisition, site preparation and demolition, and environmental remediation	\$5,000,000
2.	Public Work and Improvements: streets and utilities, parks and open space, public facilities (schools and other public facilities) ⁽¹⁾	\$8,000,000
3.	Relocation	\$2,000,000
4.	Rehabilitation of Existing Structures, Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost	\$16,000,000
5.	Job Training, Retraining, Welfare-to-Work	\$2,000,000
6.	Interest	\$2,500,000
7.	Professional Services: studies, surveys, plans and specifications, administrative costs relating to redevelopment plan, architectural, engineering, legal, marketing, financial, planning or other services	\$1,500,000
8.	Day Care Services	\$3,000,000
	TOTAL REDEVELOPMENT COSTS ⁽²⁾⁽³⁾	\$40,000,000

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

(1) This category may also include paying for reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts affected by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

(2) Total Redevelopment Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs.

(3) The amount of the Total Redevelopment Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right of way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area that are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right of way.

Additional funding from other sources such as federal, state, county or local grant funds may be used to supplement the City's ability to finance Redevelopment Project Costs identified above.

TABLE 2 - 1999 EQUALIZED ASSESSED VALUATION

1.	13-35-326-067	\$47,717
2.	13-35-326-068	\$70,270
3.	13-35-326-069	\$185,110
4.	13-35-326-070	\$8,210
5.	13-35-327-031	\$9,115
6.	13-35-327-032	\$9,115
7.	13-35-327-033	\$9,115
8.	13-35-327-034	\$55,493
9.	13-35-327-035	\$62,094
10.	13-35-327-036	\$25,595
11.	13-35-327-037	\$49,315
12.	13-35-327-042	\$49,313
13.	13-35-327-043	\$79,863
14.	13-35-328-030	\$46,639
15.	13-35-328-031	\$55,108
16.	13-35-328-032	\$24,537
17.	13-35-328-033	\$16,695
18.	13-35-328-034	\$49,018
19.	13-35-328-035	\$36,348
20.	13-35-328-036	\$72,376
21.	13-35-328-037	\$32,619
22.	13-35-328-038	\$16,215
23.	13-35-328-046	\$13,521
24.	13-35-328-047	EXEMPT
25.	13-35-418-024	\$25,073
26.	13-35-418-025	\$25,615
27.	13-35-418-026	\$32,815
28.	13-35-418-027	\$77,136
29.	13-35-418-028	\$168,855
30.	13-35-418-029	\$69,698
31.	13-35-418-030	\$54,314
32.	13-35-418-031	\$46,234
33.	13-35-418-032	EXEMPT
34.	13-35-418-033	\$42,410
35.	13-35-419-031	\$20,491
36.	13-35-419-032	\$9,704
37.	13-35-419-033	\$24,967
38.	13-35-419-034	\$50,999
39.	13-35-419-035	\$36,400

40.	13-35-419-036	\$3,837
41.	13-35-419-037	\$40,318
42.	13-35-419-038	\$3,808
43.	13-35-419-041	EXEMPT
44.	13-35-419-042	\$46,099
45.	13-35-419-043	\$8,415
46.	13-35-419-049	\$2,176
47.	13-35-419-050	\$33,499
48.	13-35-419-052	\$13,710
49.	13-35-420-031	\$59,863
50.	13-35-420-032	\$6,604
51.	13-35-420-033	\$20,554
52.	13-35-420-034	\$21,715
53.	13-35-420-035	\$3,842
54.	13-35-420-036	\$3,842
55.	13-35-420-037	\$13,906
56.	13-35-420-038	\$6,610
57.	13-35-420-039	\$51,395
58.	13-35-420-040	\$19,449
59.	13-35-420-041	\$11,343
60.	13-35-420-042	\$9,083
61.	13-35-420-043	\$60,444
62.	13-35-420-044	\$4,744
63.	13-35-420-045	\$3,664
64.	13-35-421-033	\$17,165
65.	13-35-421-034	\$44,884
66.	13-35-421-035	\$199,464
67.	13-35-421-036	\$1,118
68.	13-35-421-037	\$16,595
69.	13-35-421-038	\$3,842
70.	13-35-421-039	\$50,906
71.	13-35-421-040	\$45,714
72.	13-35-421-041	\$41,652
73.	13-35-421-042	\$51,786
74.	13-35-421-043	\$87,227
75.	13-35-421-044	\$145,045
76.	13-35-422-031	\$70,859
77.	13-35-422-032	\$82,080
78.	13-35-422-033	\$56,062

79.	13-35-422-034	\$57,437
80.	13-35-422-035	\$37,264
81.	13-35-422-036	\$26,423
82.	13-35-422-037	\$27,629
83.	13-35-422-038	\$31,642
84.	13-35-422-039	\$3,842
85.	13-35-422-040	\$46,000
86.	13-35-422-041	\$48,001
87.	13-35-422-042	\$72,293
88.	13-35-422-049	\$68,073
89.	13-35-423-030	\$10,555
90.	13-35-423-031	\$78,387
91.	13-35-423-032	\$61,047
92.	13-35-423-033	\$52,727
93.	13-35-423-034	\$27,042
94.	13-35-423-035	\$54,777
95.	13-35-423-036	\$28,300
96.	13-35-423-037	\$17,615
97.	13-35-423-038	\$77,251
98.	13-35-423-039	\$28,777
99.	13-35-423-040	\$31,336
100.	13-35-423-041	\$43,295
101.	13-35-423-048	\$289,237
102.	13-36-324-035	\$35,207
103.	13-36-324-036	\$37,579
104.	13-36-324-037	\$6,189
105.	13-36-324-040	\$257,322
106.	13-36-325-032	EXEMPT
107.	13-36-325-033	\$112,498
108.	13-36-325-034	\$37,023
109.	13-36-325-035	\$35,598
110.	13-36-326-033	\$214,846
111.	13-36-326-034	\$37,000
112.	13-36-326-035	\$31,003
113.	13-36-326-036	\$104,605
114.	13-36-326-037	\$147,707
115.	13-36-327-027	\$4,951
116.	13-36-327-028	\$4,951
117.	13-36-327-029	\$78,043
118.	13-36-327-030	\$36,710
119.	13-36-327-031	\$21,834
120.	13-36-327-032	\$282,510
121.	13-36-328-030	\$145,238

122.	13-36-328-031	\$58,920
123.	13-36-328-032	\$7,656
124.	13-36-328-033	\$85,521
125.	13-36-328-034	\$1,800
126.	13-36-328-035	\$3,812
127.	13-36-328-036	\$15,576
128.	13-36-329-037	\$140,803
129.	13-36-329-038	EXEMPT
130.	13-36-329-039	\$36,760
131.	13-36-329-041	\$36,715
132.	13-36-329-042	\$33,582
133.	13-36-329-043	\$10,003
134.	13-36-329-047	\$2,579
135.	13-36-329-048	\$2,395
136.	13-36-329-049	\$459
137.	13-36-329-051	\$459
138.	13-36-329-052	\$459
139.	13-36-329-053	\$754
140.	13-36-329-054	\$35,799
141.	13-36-330-031	\$88,046
142.	13-36-330-041	\$920
143.	13-36-330-045	\$52,203
144.	13-36-330-046	\$17,381
145.	13-36-330-047	\$53,956
146.	13-36-330-048	\$166,629
147.	13-36-330-049	\$76,193
148.	13-36-331-034	\$52,774
149.	13-36-331-035	\$65,627
150.	13-36-331-036	\$50,643
151.	13-36-331-037	\$51,685
152.	13-36-331-038	\$59,616
153.	13-36-331-039	\$11,943
154.	13-36-331-040	EXEMPT
155.	13-36-331-043	\$3,621
156.	13-36-331-044	\$6,639
157.	13-36-331-045	\$3,709
158.	13-36-331-046	\$3,608
159.	13-36-331-047	\$1,001
160.	13-36-331-048	\$718
161.	13-36-331-049	EXEMPT
162.	13-36-425-033	\$68,172
163.	13-36-425-034	\$15,283
164.	13-36-425-035	\$15,081

165.	13-36-425-036	\$48,080
166.	13-36-425-037	\$45,856
167.	13-36-425-038	\$48,080
168.	13-36-425-039	\$44,436
169.	13-36-425-040	\$125,999
170.	13-36-426-034	\$149,697
171.	13-36-426-035	\$46,752
172.	13-36-426-036	\$43,979
173.	13-36-426-037	\$133,740
174.	13-36-426-038	EXEMPT
175.	13-36-426-039	\$173,009
176.	13-36-427-014	\$8,959
177.	13-36-427-030	\$6,896
178.	13-36-427-031	\$6,517
179.	13-36-427-032	\$132,818
180.	13-36-427-033	\$37,048
181.	13-36-427-034	\$37,142
182.	13-36-427-035	\$6,380
183.	13-36-427-036	\$29,257
184.	13-36-427-037	\$6,380
185.	13-36-427-038	\$6,380
186.	13-36-427-039	\$19,332
187.	13-36-427-040	\$13,287
188.	13-36-428-030	\$25,890
189.	13-36-428-031	EXEMPT
190.	13-36-428-032	\$65,463
191.	13-36-428-033	\$203,893
192.	13-36-428-034	EXEMPT
193.	13-36-428-035	\$95,934
194.	13-36-428-036	\$54,278
195.	13-36-429-018	\$73,765
196.	13-36-429-019	\$71,143
197.	13-36-429-020	\$340,332
198.	13-36-429-021	EXEMPT
199.	13-36-429-023	\$46,750
200.	13-36-429-024	\$106,536
201.	13-36-430-035	\$90,463
202.	13-36-430-036	\$29,536
203.	13-36-430-037	\$9,274
204.	13-36-430-038	\$9,274
205.	13-36-430-039	\$15,850
206.	13-36-430-040	\$15,294
207.	13-36-430-041	\$20,522

208.	13-36-430-042	\$26,797
209.	13-36-430-043	\$97,487
210.	13-36-431-045	\$532,153
211.	13-36-432-034	\$67,637
212.	13-36-432-035	\$59,008
213.	13-36-432-036	\$171,731
214.	13-36-432-037	\$228,820
215.	13-36-432-045	\$182,401
216.	14-31-326-051	\$26,020
217.	14-31-326-052	\$25,710
218.	14-31-326-053	\$16,962
219.	14-31-326-054	\$38,664
220.	14-31-326-055	\$49,014
221.	14-31-326-056	\$21,082
222.	14-31-326-065	\$392
223.	14-31-326-068	\$275,779
224.	16-01-200-001	\$401,354
225.	16-01-200-004	\$46,653
226.	16-01-200-041	\$134,755
227.	16-01-201-002	\$19,046
228.	16-01-201-003	\$2,734
229.	16-01-201-004	\$12,249
230.	16-01-201-005	\$10,478
231.	16-01-201-006	\$7,825
232.	16-01-201-021	\$332,473
233.	16-01-201-036	\$21,562
234.	16-01-201-037	\$8,043
235.	16-01-202-003	\$36,463
236.	16-01-202-026	\$20,468
237.	16-01-202-027	\$29,452
238.	16-01-202-046	\$37,093
239.	16-01-202-047	\$4,530
240.	16-01-202-048	\$29,486
241.	16-01-202-051	\$72,522
242.	16-01-202-052	\$90,187
243.	16-01-203-001	\$49,966
244.	16-01-203-002	\$57,671
245.	16-01-203-003	\$47,513
246.	16-01-203-004	\$60,460
247.	16-01-203-023	\$8,921
248.	16-01-203-024	\$27,094
249.	16-01-203-025	\$76,330
250.	16-01-204-001	\$111,400

251.	16-01-204-002	\$47,371
252.	16-01-204-003	\$38,308
253.	16-01-204-004	\$23,396
254.	16-01-204-005	\$27,184
255.	16-01-204-006	\$32,295
256.	16-01-204-007	\$27,373
257.	16-01-204-008	\$21,645
258.	16-01-204-009	\$25,507
259.	16-01-204-010	\$36,636
260.	16-01-205-001	\$112,050
261.	16-01-205-002	\$16,976
262.	16-01-205-003	\$4,753
263.	16-01-205-004	\$11,185
264.	16-01-205-005	\$23,209
265.	16-01-205-006	\$33,271
266.	16-01-205-007	\$75,725
267.	16-01-205-008	\$59,616
268.	16-01-205-009	\$47,726
269.	16-01-205-010	\$46,169
270.	16-01-205-011	\$32,589
271.	16-01-206-002	\$11,426
272.	16-01-206-003	\$22,856
273.	16-01-206-004	\$11,426
274.	16-01-206-005	\$67,510
275.	16-01-206-006	\$67,510
276.	16-01-206-007	\$45,636
277.	16-01-206-008	\$45,082
278.	16-01-206-009	\$45,636
279.	16-01-206-010	\$45,082
280.	16-01-206-046	\$46,887
281.	16-01-206-048	\$4,287
282.	16-01-206-049	\$35,160
283.	16-01-207-001	\$7,172
284.	16-01-207-002	\$104,027
285.	16-01-207-003	\$27,688
286.	16-01-207-004	\$45,809
287.	16-01-207-005	\$31,683
288.	16-01-207-006	\$35,623
289.	16-01-207-007	\$49,853
290.	16-01-207-008	\$19,289
291.	16-01-207-009	\$40,754
292.	16-01-207-010	\$2,377
293.	16-01-207-026	\$19,710

294.	16-01-207-027	\$19,748
295.	16-01-207-028	\$14,601
296.	16-01-207-029	\$26,358
297.	16-01-207-030	\$28,957
298.	16-01-207-031	\$3,835
299.	16-01-207-032	\$26,763
300.	16-01-207-033	\$16,924
301.	16-01-207-034	\$19,438
302.	16-01-207-035	\$27,130
303.	16-01-207-036	\$110,362
304.	16-01-207-037	\$17,887
305.	16-01-207-038	\$22,172
306.	16-01-207-039	\$4,848
307.	16-01-207-040	\$23,702
308.	16-01-207-041	\$14,916
309.	16-01-215-024	\$26,792
310.	16-01-215-025	\$3,772
311.	16-01-215-026	\$67,040
312.	16-01-215-027	\$14,255
313.	16-01-215-028	\$5,050
314.	16-01-215-029	\$12,540
315.	16-01-215-030	\$17,750
316.	16-01-215-031	EXEMPT
317.	16-01-215-032	\$20,556
318.	16-01-215-033	\$31,910
319.	16-01-215-034	\$44,420
320.	16-01-215-035	\$25,788
321.	16-01-215-036	\$27,922
322.	16-01-215-037	\$5,050
323.	16-01-215-038	\$22,485
324.	16-01-215-039	\$42,760
325.	16-01-215-040	\$29,637
326.	16-01-215-041	\$16
327.	16-01-215-042	\$63,820
328.	16-01-215-043	\$26,288
329.	16-01-215-044	\$22,208
330.	16-01-215-045	\$172,287
331.	16-01-221-024	\$40,835
332.	16-01-221-025	\$66,844
333.	16-01-221-026	\$93,209
334.	16-01-221-027	\$5,050
335.	16-01-221-028	\$10,102
336.	16-01-221-029	\$5,050

337.	16-01-221-030	\$29,914
338.	16-01-221-031	\$41,238
339.	16-01-221-032	\$45,219
340.	16-01-221-033	\$14,725
341.	16-01-221-034	\$4,490
342.	16-01-221-035	\$4,310
343.	16-01-221-036	\$26,578
344.	16-01-221-037	\$4,490
345.	16-01-221-038	\$4,490
346.	16-01-221-039	\$4,490
347.	16-01-221-040	\$29,112
348.	16-01-221-041	\$42,762
349.	16-01-221-042	\$5,050
350.	16-01-221-043	\$26,893
351.	16-01-221-044	\$29,446
352.	16-01-221-045	\$30,746
353.	16-01-221-046	\$92,464
354.	16-01-226-039	\$16,282
355.	16-01-226-040	\$21,686
356.	16-01-226-041	\$24,524
357.	16-01-226-042	\$23,142
358.	16-01-226-043	\$14,894
359.	16-01-226-044	\$75,646
360.	16-01-226-045	EXEMPT
361.	16-01-226-046	EXEMPT
362.	16-01-226-047	\$33,888
363.	16-01-226-048	\$105,593
364.	16-01-227-033	\$3,268
365.	16-01-227-034	\$24,933
366.	16-01-227-035	EXEMPT
367.	16-01-227-036	\$3,268
368.	16-01-227-037	EXEMPT
369.	16-01-227-038	\$26,983
370.	16-01-227-039	\$3,403
371.	16-01-227-040	\$28,242
372.	16-01-227-041	\$79,546
373.	16-01-227-042	\$84,810
374.	16-01-228-036	\$48,928
375.	16-01-228-037	\$37,286
376.	16-01-228-038	EXEMPT
377.	16-01-228-039	\$31,502
378.	16-01-228-040	\$22,350
379.	16-01-228-041	\$18,785

380.	16-01-228-042	\$9,749
381.	16-01-228-043	\$4,951
382.	16-01-228-044	\$47,459
383.	16-01-228-045	\$38,659
384.	16-01-228-046	\$34,082
385.	16-01-229-014	EXEMPT
386.	16-01-229-015	\$7,717
387.	16-01-229-016	\$7,717
388.	16-01-229-017	\$10,319
389.	16-01-229-018	EXEMPT
390.	16-01-229-019	EXEMPT
391.	16-01-229-020	EXEMPT
392.	16-01-229-030	EXEMPT
393.	16-01-229-031	EXEMPT
394.	16-01-229-032	EXEMPT
395.	16-01-229-033	EXEMPT
396.	16-01-229-034	EXEMPT
397.	16-01-229-040	EXEMPT
398.	16-01-229-046	EXEMPT
399.	16-01-229-047	EXEMPT
400.	16-01-229-048	EXEMPT
401.	16-01-229-049	EXEMPT
402.	16-01-229-050	EXEMPT
403.	16-01-230-001	\$10,249
404.	16-01-230-004	\$170,030
405.	16-01-230-005	\$12,452
406.	16-01-230-013	\$21,778
407.	16-01-230-014	EXEMPT
408.	16-01-230-015	EXEMPT
409.	16-01-230-016	EXEMPT
410.	16-01-230-018	\$33,764
411.	16-01-230-019	\$31,977
412.	16-01-230-021	\$32,927
413.	16-01-230-022	\$70,553
414.	16-01-230-023	\$61,889
415.	16-01-230-024	\$9,925
416.	16-01-230-025	\$9,925
417.	16-01-230-026	\$90,981
418.	16-01-230-027	\$52,713
419.	16-01-230-028	\$179,264
420.	16-01-230-029	\$52,230
421.	16-01-230-030	\$89,120
422.	16-01-230-031	\$21,603

423.	16-01-230-032	EXEMPT
424.	16-01-230-033	\$37,370
425.	16-01-230-034	\$128,279
426.	16-01-230-035	EXEMPT
427.	16-01-230-039	\$148,283
428.	16-01-230-042	\$37,651
429.	16-01-231-027	\$422,327
430.	16-01-231-028	\$59,706
431.	16-01-231-029	\$28,309
432.	16-01-231-030	\$29,488
433.	16-01-231-031	\$49,511
434.	16-01-231-032	\$93,830
435.	16-01-231-033	\$34,129
436.	16-01-231-034	\$44,537
437.	16-01-231-035	\$35,083
438.	16-01-231-036	\$71,611
439.	16-01-231-037	\$4,866
440.	16-01-231-038	\$33,006
441.	16-01-231-039	\$43,727
442.	16-01-231-040	\$9,531
443.	16-01-231-041	\$10,062
444.	16-01-231-042	\$63,568
445.	16-01-231-043	\$4,866
446.	16-01-231-044	\$28,572
447.	16-01-231-045	\$69,745
448.	16-01-231-046	\$70,875
449.	16-01-304-001	\$40,523
450.	16-01-304-002	\$38,277
451.	16-01-304-003	\$314,908
452.	16-01-304-042	\$205,921
453.	16-01-400-001	\$164,914
454.	16-01-400-002	\$9,580
455.	16-01-400-003	\$38,457
456.	16-01-400-004	\$62,235
457.	16-01-400-005	\$207,451
458.	16-01-400-006	\$56,519
459.	16-01-400-007	\$111,125
460.	16-01-400-008	\$61,623
461.	16-01-400-009	\$62,589
462.	16-01-400-010	\$51,748
463.	16-01-400-011	\$70,778
464.	16-01-400-012	\$45,469
465.	16-01-400-013	\$15,747

466.	16-01-400-014	\$41,427
467.	16-01-400-015	\$40,714
468.	16-01-400-016	\$64,902
469.	16-01-400-017	\$36,976
470.	16-01-400-018	\$32,043
471.	16-01-400-019	\$108,260
472.	16-01-400-020	\$49,000
473.	16-01-401-001	\$100,447
474.	16-01-401-002	\$18,177
475.	16-01-401-003	\$25,579
476.	16-01-401-004	\$69,570
477.	16-01-401-008	\$46,693
478.	16-01-401-009	\$3,308
479.	16-01-401-010	\$3,308
480.	16-01-401-011	\$62,175
481.	16-01-401-012	\$66,849
482.	16-01-401-013	\$70,870
483.	16-01-401-014	\$5,246
484.	16-01-401-015	\$3,308
485.	16-01-401-017	\$42,663
486.	16-01-401-020	\$51,987
487.	16-01-401-021	\$14,588
488.	16-01-401-022	\$169,368
489.	16-01-401-046	\$32,589
490.	16-01-401-047	\$50,557
491.	16-01-401-048	\$86,223
492.	16-01-401-049	\$88,940
493.	16-01-401-050	\$73,047
494.	16-01-401-051	\$84,322
495.	16-01-401-052	\$69,973
496.	16-01-402-001	\$102,420
497.	16-01-402-002	\$93,225
498.	16-01-402-003	\$95,446
499.	16-01-402-004	\$60,804
500.	16-01-402-005	\$45,744
501.	16-01-402-008	\$430
502.	16-01-402-009	\$37,363
503.	16-01-402-010	\$75,770
504.	16-01-402-011	\$4,812
505.	16-01-402-012	\$4,812
506.	16-01-402-013	\$44,524
507.	16-01-402-014	\$14,874
508.	16-01-402-015	\$27,047

509.	16-01-402-016	\$44,645
510.	16-01-402-017	\$5,003
511.	16-01-402-018	\$4,830
512.	16-01-402-019	\$25,714
513.	16-01-402-020	\$59,172
514.	16-01-402-021	\$29,193
515.	16-01-402-050	\$31,194
516.	16-01-402-051	\$52,905
517.	16-01-402-052	\$54,923
518.	16-01-402-053	\$1,816
519.	16-01-403-001	\$114,809
520.	16-01-403-002	EXEMPT
521.	16-01-403-003	EXEMPT
522.	16-01-403-004	EXEMPT
523.	16-01-403-005	EXEMPT
524.	16-01-403-006	\$34,592
525.	16-01-403-007	\$35,855
526.	16-01-403-008	\$145,571
527.	16-01-403-009	EXEMPT
528.	16-01-403-010	EXEMPT
529.	16-01-403-012	EXEMPT
530.	16-01-403-013	EXEMPT
531.	16-01-403-027	EXEMPT
532.	16-01-403-028	EXEMPT
533.	16-01-403-029	EXEMPT
534.	16-01-403-030	EXEMPT
535.	16-01-403-031	EXEMPT
536.	16-02-105-015	\$10,994
537.	16-02-105-016	\$22,813
538.	16-02-105-017	\$228,376
539.	16-02-105-018	\$56,100
540.	16-02-105-026	\$4,886
541.	16-02-106-001	EXEMPT
542.	16-02-107-001	\$89,676
543.	16-02-107-002	\$17,219
544.	16-02-107-003	\$70,582
545.	16-02-107-004	\$31,982
546.	16-02-107-005	\$29,981
547.	16-02-107-006	\$25,532
548.	16-02-107-007	\$38,738
549.	16-02-107-008	\$12,882
550.	16-02-107-009	\$67,891
551.	16-02-200-001	EXEMPT

552.	16-02-200-002	\$30,179
553.	16-02-200-003	\$29,171
554.	16-02-200-004	\$46,961
555.	16-02-200-005	\$4,618
556.	16-02-200-006	\$17,392
557.	16-02-200-007	\$73,882
558.	16-02-200-008	EXEMPT
559.	16-02-200-009	\$36,303
560.	16-02-200-010	\$96,135
561.	16-02-200-011	\$49,385
562.	16-02-200-012	\$13,165
563.	16-02-200-013	\$27,209
564.	16-02-200-014	\$21,724
565.	16-02-200-015	EXEMPT
566.	16-02-200-016	\$44,760
567.	16-02-200-017	\$42,701
568.	16-02-200-018	\$57,554
569.	16-02-200-019	\$30,506
570.	16-02-200-020	\$34,302
571.	16-02-201-001	\$72,923
572.	16-02-201-002	\$57,721
573.	16-02-201-003	\$27,290
574.	16-02-201-004	\$18,911
575.	16-02-201-005	\$73,524
576.	16-02-201-006	\$30,370
577.	16-02-201-007	\$31,082
578.	16-02-201-008	\$30,373
579.	16-02-201-009	\$20,435
580.	16-02-201-010	\$4,618
581.	16-02-201-011	EXEMPT
582.	16-02-201-012	\$29,324
583.	16-02-201-013	\$25,768
584.	16-02-201-014	\$26,630
585.	16-02-201-015	\$52,518
586.	16-02-201-018	\$45,942
587.	16-02-201-019	\$129,667
588.	16-02-201-045	\$107,772
589.	16-02-202-001	\$122,065
590.	16-02-202-002	\$65,568
591.	16-02-202-003	\$11,973
592.	16-02-202-004	\$20,315
593.	16-02-202-005	\$36,058
594.	16-02-202-006	\$65,733

595.	16-02-202-007	\$25,446
596.	16-02-202-008	\$178,235
597.	16-02-202-009	\$120,206
598.	16-02-202-010	\$62,172
599.	16-02-202-011	\$120,206
600.	16-02-202-012	\$89,635
601.	16-02-203-001	\$51,762
602.	16-02-203-002	\$54,791
603.	16-02-203-003	\$60,896
604.	16-02-203-004	\$213,798
605.	16-02-203-005	\$12,031
606.	16-02-203-006	\$24,638
607.	16-02-203-007	\$42,796
608.	16-02-203-008	\$42,796
609.	16-02-203-009	\$122,540
610.	16-02-203-023	\$333,702
611.	16-02-203-024	EXEMPT
612.	16-02-203-025	\$451,160
613.	17-06-100-001	\$78,592
614.	17-06-100-002	\$7,343
615.	17-06-100-003	\$21,454
616.	17-06-100-004	\$66,102
617.	17-06-100-005	EXEMPT
618.	17-06-100-006	\$27,107
619.	17-06-100-007	\$68,656
620.	17-06-100-008	\$37,790
621.	17-06-100-009	\$45,712
622.	17-06-100-010	\$4,978
623.	17-06-100-011	\$117,384
624.	17-06-100-012	\$52,124
625.	17-06-100-013	\$5,016
626.	17-06-100-014	\$45,696
627.	17-06-100-015	\$47,328
628.	17-06-100-019	\$161,163
629.	17-06-100-020	EXEMPT
630.	17-06-100-028	\$157,004
631.	17-06-108-001	EXEMPT
632.	17-06-108-002	EXEMPT
633.	17-06-108-003	EXEMPT
634.	17-06-108-004	EXEMPT
635.	17-06-108-005	EXEMPT
636.	17-06-108-006	EXEMPT
637.	17-06-108-007	EXEMPT

638.	17-06-108-008	EXEMPT
639.	17-06-108-016	EXEMPT
640.	17-06-108-017	EXEMPT
641.	17-06-108-018	EXEMPT
642.	17-06-108-019	EXEMPT
643.	17-06-108-020	EXEMPT
644.	17-06-108-021	EXEMPT
645.	17-06-108-022	EXEMPT
646.	17-06-108-023	\$38,756
647.	17-06-108-024	EXEMPT
648.	17-06-108-025	EXEMPT
649.	17-06-108-026	EXEMPT
650.	17-06-108-027	EXEMPT
651.	17-06-108-028	EXEMPT
652.	17-06-108-029	EXEMPT
653.	17-06-108-030	EXEMPT
654.	17-06-108-031	EXEMPT
655.	17-06-108-039	EXEMPT
656.	17-06-108-040	EXEMPT
657.	17-06-108-041	EXEMPT
658.	17-06-108-042	EXEMPT
659.	17-06-108-043	EXEMPT
660.	17-06-108-044	EXEMPT
661.	17-06-108-045	EXEMPT
662.	17-06-108-046	EXEMPT
663.	17-06-108-048	\$1,795,969
664.	17-06-109-002	EXEMPT
665.	17-06-109-003	EXEMPT
666.	17-06-114-001	\$72,873
667.	17-06-114-002	\$10,582
668.	17-06-114-003	\$10,582
669.	17-06-114-004	\$70,240
670.	17-06-114-005	\$45,289
671.	17-06-114-006	\$4,816
672.	17-06-114-007	\$22,066
673.	17-06-114-008	\$42,811
674.	17-06-114-009	\$44,722
675.	17-06-114-010	\$9,781
676.	17-06-114-011	\$12,985
677.	17-06-114-012	\$10,244
678.	17-06-114-013	\$23,236
679.	17-06-114-014	\$12,520
680.	17-06-114-015	\$14,921

681.	17-06-114-016	\$12,351
682.	17-06-114-017	\$47,303
683.	17-06-114-018	\$28,750
684.	17-06-114-019	\$33,895
685.	17-06-114-020	\$39,413
686.	17-06-114-021	\$30,755
687.	17-06-114-022	\$8,322
688.	17-06-114-023	\$4,672
689.	17-06-122-001	EXEMPT
690.	17-06-122-002	EXEMPT
691.	17-06-122-005	EXEMPT
692.	17-06-122-006	EXEMPT
693.	17-06-122-015	EXEMPT
694.	17-06-122-016	EXEMPT
695.	17-06-122-017	EXEMPT
696.	17-06-122-018	EXEMPT
697.	17-06-122-019	EXEMPT
698.	17-06-122-022	EXEMPT
699.	17-06-122-023	EXEMPT
700.	17-06-122-028	EXEMPT
701.	17-06-122-029	EXEMPT
702.	17-06-122-033	EXEMPT
703.	17-06-122-034	EXEMPT
704.	17-06-122-038	EXEMPT
705.	17-06-122-039	EXEMPT
706.	17-06-122-040	EXEMPT

707.	17-06-122-041	EXEMPT
708.	17-06-122-042	EXEMPT
709.	17-06-122-043	EXEMPT
710.	17-06-122-045	EXEMPT
711.	17-06-122-046	EXEMPT
712.	17-06-122-047	\$5,570
713.	17-06-123-001	EXEMPT
714.	17-06-123-002	EXEMPT
715.	17-06-123-003	\$2,971
716.	17-06-123-004	EXEMPT
717.	17-06-123-005	EXEMPT
718.	17-06-123-006	EXEMPT
719.	17-06-123-011	EXEMPT
720.	17-06-123-014	EXEMPT
721.	17-06-123-015	EXEMPT
722.	17-06-123-016	EXEMPT
723.	17-06-123-017	EXEMPT
724.	17-06-123-018	EXEMPT
725.	17-06-123-019	EXEMPT
726.	17-06-123-020	EXEMPT
727.	17-06-123-025	EXEMPT
728.	17-06-123-026	EXEMPT
729.	17-06-123-027	EXEMPT
730.	17-06-300-006	EXEMPT
	TOTAL	\$32,269,485

EXHIBIT 1 - LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTH HALF OF SECTIONS 35 AND 36 IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST HALF OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST NORTH AVENUE WITH THE EAST LINE OF NORTH CLAREMONT AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH CLAREMONT AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 48 IN BLOCK 4 OF H. B. BOGUE'S SUBDIVISION OF BLOCKS 1, 2, 4 AND 5 OF WATSON, TOWER AND DAVIS' SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 48 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST NORTH AVENUE;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 48 IN BLOCK 4 OF H. B. BOGUE'S SUBDIVISION TO THE NORTHWESTERLY LINE OF SAID LOT 48;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 48 IN BLOCK 4 OF H. B. BOGUE'S SUBDIVISION TO THE WEST LINE OF SAID LOT 48, SAID WEST LINE OF LOT 48 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH WESTERN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH WESTERN AVENUE TO THE NORTH LINE OF WEST LEMOYNE STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST LEMOYNE STREET TO THE EAST LINE OF NORTH OAKLEY BOULEVARD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH OAKLEY BOULEVARD TO THE SOUTH LINE OF WEST HIRSCH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST HIRSCH STREET TO THE WEST LINE OF LOT 1 IN WATSON'S SUBDIVISION OF BLOCK 12 OF WATSON, TOWER AND DAVIS' SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH WESTERN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH WESTERN AVENUE TO THE NORTH LINE OF WEST POTOMAC AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST POTOMAC AVENUE TO THE EAST LINE OF NORTH OAKLEY BOULEVARD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH OAKLEY BOULEVARD TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 13 IN BLOCK 2 OF E. A. CUMMINGS AND COMPANY'S SUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF BLOCK 4 AND LOTS 1 TO 6 AND 12 TO 32 OF BLOCK 5 OF SUFFERN'S SUBDIVISION OF THE SOUTHWEST QUARTER OD SECTION 6,

TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 13 BEING ALSO THE SOUTH LINE OF WEST HADDON AVENUE;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF WEST HADDON AVENUE TO SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BERNHARD LOEFF'S RESUBDIVISION OF LOTS 26 TO 42, BOTH INCLUSIVE, OF MC CREERY'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN BERNHARD LOEFF'S RESUBDIVISION TO THE NORTH LINE OF SAID LOT 1, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST DIVISION STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST DIVISION STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH CAMPBELL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH CAMPBELL AVENUE TO THE NORTH LINE OF LOT 8 IN THE RESUBDIVISION OF THE SUBDIVISION OF ONE ACRE IN THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF LOT "A" IN GROSS' HUMBOLDT PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT ONE ACRE IN THE NORTHEAST CORNER AND ONE ACRE IN THE NORTHWEST CORNER THEREOF), SAID NORTH LINE OF LOT 8 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST DIVISION STREET;

THENCE WEST ALONG SAID NORTH LINE OF LOT 8 TO THE WEST LINE OF SAID LOT 8;

THENCE SOUTH ALONG SAID WEST LINE OF AFORESAID LOT 8 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 19 THROUGH 27, INCLUSIVE, IN GROSS' HUMBOLDT PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT ONE ACRE IN THE NORTHEAST CORNER AND ONE ACRE IN THE NORTHWEST CORNER THEREOF), SAID NORTH LINE OF LOTS 19 THROUGH 27, INCLUSIVE, IN GROSS' HUMBOLDT PARK ADDITION TO CHICAGO BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST DIVISION STREET;

THENCE WEST ALONG SAID NORTH LINE OF LOTS 19 THROUGH 27, INCLUSIVE, IN GROSS' HUMBOLDT PARK ADDITION TO CHICAGO TO THE WEST LINE OF SAID LOT 19 IN GROSS' HUMBOLDT PARK ADDITION TO CHICAGO;

THENCE SOUTH ALONG SAID WEST LINE OF SAID LOT 19 IN GROSS' HUMBOLDT PARK ADDITION TO CHICAGO TO THE NORTH LINE OF LOTS 11 THROUGH 18, INCLUSIVE IN SAID GROSS' HUMBOLDT PARK ADDITION TO CHICAGO, SAID NORTH LINE OF LOTS 11 THROUGH 18, INCLUSIVE, BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST DIVISION STREET;

THENCE WEST ALONG SAID NORTH LINE OF LOTS 11 THROUGH 18, INCLUSIVE IN GROSS' HUMBOLDT PARK ADDITION TO CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH ROCKWELL STREET;

THENCE NORTH ALONG SAID WEST LINE OF NORTH ROCKWELL STREET TO THE NORTH LINE OF LOT 4 IN GROSS' THIRD HUMBOLDT PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 100 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE EAST 15 FEET OF LOT 1 AND 42 IN BLOCK 1, AND THE EAST 15 FEET OF LOTS 1 AND 42 IN BLOCK 4 IN WETHERBEE AND GREGORY'S SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 100 FEET OF SAID TRACT), AND ALSO THE WEST 15 FEET OF THE EAST 100 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 4 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST DIVISION STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST DIVISION STREET TO THE WEST LINE OF NORTH MOZART STREET;

THENCE NORTH ALONG SAID WEST LINE OF NORTH MOZART STREET TO THE SOUTH LINE OF WEST DIVISION STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST DIVISION STREET TO THE EAST LINE OF NORTH CALIFORNIA AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF NORTH CALIFORNIA AVENUE TO THE NORTH LINE OF WEST CRYSTAL STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST CRYSTAL STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 16 IN BLOCK 7 OF HUMBOLDT PARK RESIDENCE ASSOCIATION'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 16 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH CALIFORNIA AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 16 IN BLOCK 7 OF HUMBOLDT PARK RESIDENCE ASSOCIATION'S SUBDIVISION TO THE SOUTHWESTERLY LINE OF SAID LOT 16;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 16 IN BLOCK 7 OF HUMBOLDT PARK RESIDENCE ASSOCIATION'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 16, SAID SOUTH LINE OF LOT 16 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST DIVISION STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST DIVISION STREET TO THE EAST LINE OF LOT 12 IN SAID BLOCK 7 OF HUMBOLDT PARK RESIDENCE ASSOCIATION'S SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF LOT 12 IN BLOCK 7 OF HUMBOLDT PARK RESIDENCE ASSOCIATION'S SUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF WEST CRYSTAL STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST CRYSTAL STREET TO THE EAST LINE OF NORTH WASHTENAW AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH WASHTENAW AVENUE TO THE SOUTH LINE OF LOT 24 IN BLOCK 8 OF AFORESAID HUMBOLDT PARK RESIDENCE ASSOCIATION'S

SUBDIVISION, SAID SOUTH LINE OF LOT 24 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST DIVISION STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST DIVISION STREET TO THE WEST LINE OF NORTH ARTESIAN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH ARTESIAN AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 34 IN BLOCK 8 OF WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 34 BEING ALSO THE NORTH LINE OF THE OPEN PUBLIC ALLEY NORTH OF WEST DIVISION STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 34 IN BLOCK 8 OF WINSLOW AND JACOBSON'S SUBDIVISION TO THE EAST LINE OF SAID LOT 34, SAID EAST LINE OF LOT 34 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH WESTERN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH WESTERN AVENUE TO THE NORTHEASTERLY LINE OF LOT 12 IN BLOCK 1 OF WINSLOW, JACOBSON AND TALLMAN'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 12 IN BLOCK 1 OF WINSLOW, JACOBSON AND TALLMAN'S SUBDIVISION TO THE NORTH LINE OF SAID LOT 12, SAID NORTH LINE OF LOT 12 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST NORTH AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST NORTH AVENUE AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH ROCKWELL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH ROCKWELL AVENUE TO THE NORTH LINE OF LOT 6 IN BLOCK 1 OF H. M. THOMPSON'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID NORTH LINE OF LOT 6 IN BLOCK 1 OF H. M. THOMPSON'S SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 6;

THENCE WESTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 43 IN SAID BLOCK 1 OF H. M. THOMPSON'S SUBDIVISION;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 43 IN BLOCK 1 OF H. M. THOMPSON'S SUBDIVISION TO THE EAST LINE OF NORTH TALMAN AVENUE;

THENCE WEST ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 6 IN BLOCK 2 OF SAID H. M. THOMPSON'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 6 IN BLOCK 2 OF H. M. THOMPSON'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE NORTH LINE OF

THENCE WEST ALONG SAID NORTH LINE OF WEST NORTH AVENUE TO THE WEST LINE OF NORTH KEDZIE AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE TO THE SOUTH LINE OF WEST PIERCE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST PIERCE AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 11 IN BLOCK 1 OF PIERCE'S HUMBOLDT PARK ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 11 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH KEDZIE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 11 IN BLOCK 1 OF PIERCE'S HUMBOLDT PARK ADDITION TO CHICAGO TO THE NORTHEASTERLY LINE OF SAID LOT 11;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 11 TO THE NORTH LINE OF SAID LOT 11 IN BLOCK 1 OF PIERCE'S HUMBOLDT PARK ADDITION TO CHICAGO, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST NORTH AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST NORTH AVENUE TO THE EAST LINE OF LOT 12 IN BLOCK 2 IN THE SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 12 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH MONTICELLO AVENUE;

THENCE NORTH ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE OF LOT 12 IN BLOCK 2 OF THE SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE CENTER LINE OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOT 12;

THENCE WEST ALONG SAID CENTER LINE OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 12 IN BLOCK 2 IN THE SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE EAST LINE OF NORTH LAWDALE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH LAWDALE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 30 IN BLOCK 4 OF BEEBE'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 30 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST NORTH AVENUE;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 30 IN BLOCK 4 OF BEEBE'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY;

THENCE NORTHERLY ALONG SAID EASTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF LOT 13 IN BLOCK 6 IN THE SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST

HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND EXCEPT THE RAILROAD), SAID SOUTH LINE OF LOT 13 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST NORTH AVENUE;

THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST NORTH AVENUE TO THE EAST LINE OF NORTH TROY AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH TROY AVENUE TO THE CENTER LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 28 IN BLOCK 6 OF JOHNSTON AND COX'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID CENTER LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 28 IN BLOCK 6 OF JOHNSTON AND COX'S SUBDIVISION TO THE EAST LINE OF SAID VACATED ALLEY;

THENCE NORTH ALONG SAID EAST LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 28 IN BLOCK 6 OF JOHNSTON AND COX'S SUBDIVISION TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 IN SAID BLOCK 6 OF JOHNSTON AND COX'S SUBDIVISION, SAID SOUTH LINE OF LOT 17 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST NORTH AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST NORTH AVENUE TO THE WEST LINE OF NORTH HUMBOLDT BOULEVARD;

THENCE SOUTH ALONG SAID WEST LINE OF NORTH HUMBOLDT BOULEVARD TO THE NORTH LINE OF WEST NORTH AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST NORTH AVENUE TO THE EAST LINE OF NORTH HUMBOLDT BOULEVARD;

THENCE NORTH ALONG SAID EAST LINE OF NORTH HUMBOLDT BOULEVARD TO THE SOUTH LINE OF LOT 16 IN BLOCK 13 OF HANSBROUGH AND HESS SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 16 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST NORTH AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST NORTH AVENUE AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH CALIFORNIA AVENUE;

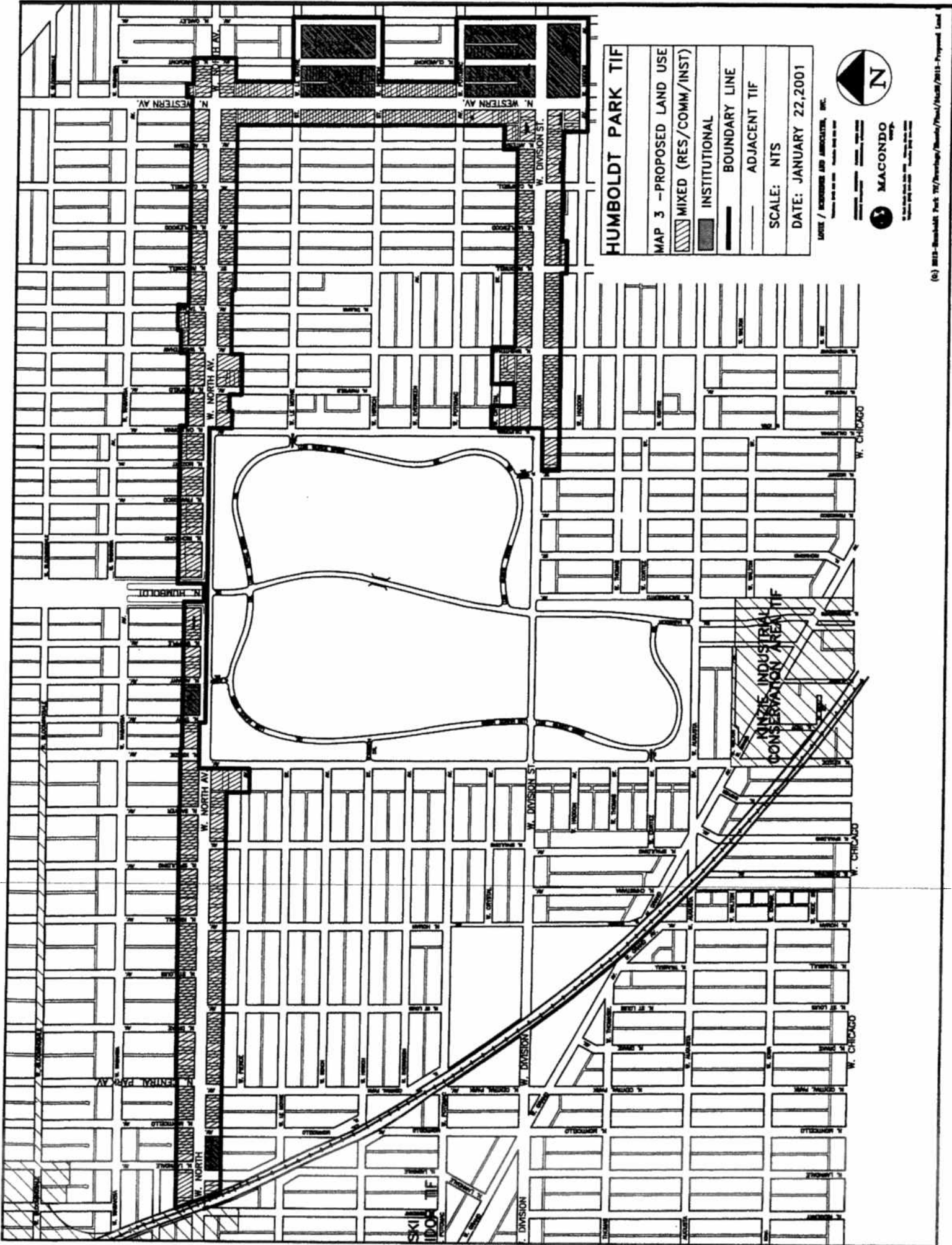
THENCE SOUTH ALONG SAID EAST LINE OF NORTH CALIFORNIA AVENUE TO THE SOUTH LINE OF LOT 77 IN BORDEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 77 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST NORTH AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST NORTH AVENUE TO THE WEST LINE OF NORTH WASHTENAW AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH WASHTENAW AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 0.5 FEET OF LOT 10 IN YOUNG AND TALBOTT'S SUBDIVISION OF LOTS 1, 2, 3, 8 AND 9 OF BLOCK 1;

EXHIBIT 2 - MAP LEGEND

MAP 1	REDEVELOPMENT PROJECT BOUNDARY
MAP 2	EXISTING LAND USE
MAP 3	PROPOSED LAND USE
MAP 4	HUMBOLDT PARK REDEVELOPMENT AREA ACQUISITION
MAP 5	AREA MAP – SCHOOLS AND PARKS



HUMBOLDT PARK TIF

MAP 3 - PROPOSED LAND USE

MIXED (RES/COMM/INST)

INSTITUTIONAL

BOUNDARY LINE

ADJACENT TIF

SCALE: NTS

DATE: JANUARY 22, 2001

LOUIS / KENNEDY AND ASSOCIATES, INC.



RINKS INDUSTRIAL
CONSERVATION AREA TIF

EXHIBIT 3 - ELIGIBILITY STUDY

CITY OF CHICAGO
HUMBOLDT PARK COMMERCIAL
TAX INCREMENT FINANCE PROGRAM

ELIGIBILITY STUDY

CITY OF CHICAGO
RICHARD M. DALEY
MAYOR

JANUARY 2001

PREPARED BY:

LOUIK/SCHNEIDER & ASSOCIATES, INC.
MACONDO CORP.
THE LAMBERT GROUP

HUMBOLDT PARK COMMERCIAL

TAX INCREMENT FINANCE PROGRAM

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I. INTRODUCTION

Louik/Schneider & Associates, Inc. has been retained by the City of Chicago ("City") to conduct an independent initial study and survey of the proposed redevelopment area known as Humboldt Park Commercial Area, Chicago, Illinois (hereafter referred to as the "Study Area"). The purpose of this study is to determine whether the 61 blocks of the Study Area qualify for designation as a "Conservation Area" for the purpose of establishing a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act").

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of Louik/Schneider & Associates, Inc., and its subconsultants – Macondo Corp. and The Lambert Group. Louik/Schneider & Associates, Inc.'s subconsultants have provided assistance in preparing the following information: field surveys were conducted by Macondo Corp.; taxpayer and EAV information was collected by The Lambert Group; owner of record and delinquency was collected by The Lambert Group; and maps, surveys and legal description were prepared by Macondo Corp.

Louik/Schneider & Associates, Inc. has prepared this report with the understanding that the City would rely 1) on the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) on the fact that Louik/Schneider & Associates, Inc. has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

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

The analysis above was based upon data assembled by Louik/Schneider & Associates, Inc., Macondo Corp and The Lambert Group. 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 1995 – 2000 and building code violations from 1995 – 2000 (as provided by the Department of Buildings) for all parcels in the Study Area; and
8. Evaluation of the EAVs in the Study Area from 1995 to 1999.

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

II. BACKGROUND INFORMATION

A. LOCATION

The Study Area (hereafter referred to as the “Study Area”) is located in the City, approximately three miles northwest of the central business district within the Humboldt Park and West Town community areas. The 138-acre Study Area is irregularly shaped and generally includes both sides of North Avenue between North Ridgeway and North Claremont; both sides of North Western Avenue between North Avenue and West Haddon, extending east to North Oakley between West LeMoyne and West Hirsch and between West Potomac and West Haddon; and both sides of West Division between North Oakley and North Mozart.

B. EXISTING LAND USE AND CONDITIONS

The Study Area is especially well suited to commercial development, but is also well situated for certain residential and institutional developments. The Study Area’s close proximity to good local and regional transportation networks makes the Area accessible to shoppers and residents of both the Humboldt Park and West Town community areas and surrounding neighborhoods.

The current condition of the Study Area is one of underutilization and deterioration. The West Division Street corridor, from North Mozart Street to North Western Avenue, exhibits both of these conditions. Underutilized and poorly maintained buildings line most of the corridor. Vacant lots and deteriorated sidewalks and street fixtures are also present. Strip-mall style shopping centers that do not conform to the original streetscape are common on West Division Street as well as sections of the entire Redevelopment Area.

The North Western Avenue corridor from West Potomac Avenue to West North Avenue has many of the same issues that are evident along Division Street, where there are a high number of deteriorated commercial and residential buildings. In addition, the high number of automobile dealerships and other automobile-related businesses discourage new businesses, limit commercial diversification and create traffic congestion. They effectively prevent North Western Avenue from forming a cohesive commercial center by stunting any type of pedestrian flow from storefront to storefront and detract from the overall aesthetics of the corridor. This is largely due to the fact that in many cases these businesses are poorly maintained and a source of significant amounts of debris.

The east side of North Western Avenue contains two significant institutional uses: St. Elizabeth’s Hospital, located between West LeMoyne Street and West Hirsch Street, and Roberto Clemente High School, located between West Potomac Avenue and North Division Street. Across the street from Roberto Clemente High School, on the west side of North Western Avenue, is the Chicago Fire Department Engine Company 57 and the West Town Health Clinic.

The section of the Study Area that runs west along West North Avenue from North Western Avenue to North Mozart Street contains commercial buildings with retail and office uses on the street level and residential uses above the first floor. Buildings and public infrastructure show increasing signs of deterioration and neglect. The Area's buildings also have numerous vacancies on the upper floors. The area from North Mozart Street west to North Troy Street is primarily residential interspersed with commercial uses. North Troy Street to the end of the Study Area on North Lawndale Avenue is primarily commercial property with second- and third-floor residences.

C. DESCRIPTION OF CURRENT CONDITIONS

The Study Area consists of 61 (full and partial) blocks, 730 parcels, and 465 buildings. The Study Area is in need of major revitalization, which should include the rehabilitation of existing buildings and the development of unimproved parcels. The Study Area is characterized by high levels of:

- deteriorated buildings;
- obsolete and underutilized buildings; and
- other characteristics of deterioration.

Additional research indicates that the Study Area has not benefited from growth and development as a result of private investment, and will not be developed without action by the City.

Specifically, the total number of building permits recently requested for new construction and major renovation is lower than could be reasonably expected in an area of economic health. From January 1995 to September 2000, only 52 permits for new construction or renovation were issued in an area with 730 parcels (7%). Of these, only six were for the construction of new buildings, while the others were for the building of garages (six), structural additions (five), and renovations (41). These limited improvements have stimulated neither private investment nor economic growth within or around the Study Area. Significantly, during the same six years, seven permits were issued for demolition (see Exhibit 1 - *Building and Demolition Permit Requests*).

From this data, together with the other eligibility factors, it can be reasonably concluded that the Study Area (i) has not been subject to growth through private investment, and (ii) will not be developed without municipal leadership. Adoption of the Redevelopment Plan and Project is necessary to halt deterioration of the Study Area.

D. HUMBOLDT PARK REDEVELOPMENT AREA

In 1999, the Community Development Commission designated the Humboldt Park Redevelopment Area in the Humboldt Park Redevelopment Plan and Designation Report. The

Humboldt Park Redevelopment Area is a larger area that is generally bounded by the northern alley of West North Avenue on the north, West Division Street and West Augusta Street on the south, Western Avenue on the east, and North Central Park Avenue on the west. This larger area encompasses the Study Area.

According to the report, the Humboldt Park Redevelopment Area exhibits the factors necessary for designation based on the criteria set forth under Chapter 2-124-010 of the Municipal Code of Chicago, including: obsolescence, overcrowding, failure to generate a proper share of tax revenues and housing opportunities, deleterious land use, physical dilapidation and deterioration, and excessive land coverage.

E. ADJACENT TIF DISTRICT

The Study Area is adjacent to the Pulaski Corridor Tax Increment Financing Redevelopment Plan and Project, approved June 9, 1999. The 383-acre Pulaski Corridor Tax Increment Financing Redevelopment Plan and Project is generally linear in shape and parallels the former Chicago, Minneapolis, St. Paul & Pacific (CMSP&P) railroad right-of-way between Belmont and North Avenues along its north/south axis. There are also two linear sections in the Pulaski Corridor Redevelopment Project area aligned in east/west orientations that stretch westward along Fullerton and North Avenue. This adjacent TIF District contains 114 full and partial blocks, 512 buildings, and 883 parcels and was designated as a conservation area. The following factors were found present to a major extent: age, obsolescence, excessive land coverage, depreciation of physical maintenance and lack of community planning.

The lack of growth and investment by the private sector in the surrounding community is evidenced by the designation of the adjacent TIF district. Existing conditions of the adjacent TIF have a negative effect on the Study Area and contribute to its existing conservation factors.

F. ZONING CHARACTERISTICS

Based on the 2000 Title 17 Municipal Code of Chicago Zoning Ordinance, the Study Area includes the zoning classifications for: commercial, business, residential and manufacturing districts. The Study Area is zoned primarily business, commercial and institutional. Permitted zoning uses for the Study Area include business districts zoned B3-3, B5-2, B4-2, B4-3, commercial districts zoned C1-1, C1-2, C1-3, C2-2, C3-1 and Institutional Planned Developments #94 and #12.

III. QUALIFICATION AS CONSERVATION AREA

A. ILLINOIS TAX INCREMENT ACT

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order to qualify an area as a tax increment financing district, it must first be designated as a Blighted Area, a Conservation Area (a combination of the two), or an Industrial Park.

As set forth in the Act, a "Conservation Area" is any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors is detrimental to public safety, health, morals or welfare and such an area may become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Environmental clean-up
12. Lack of community planning
13. EAV comparison

The Act further states that the eligibility factors must be (i) present to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the redevelopment project area.

The evidence discussed below suggests that the Study Area is eligible for designation as a Conservation Area within the requirements of the Act.

B. SURVEY, ANALYSIS AND DISTRIBUTION OF ELIGIBILITY FACTORS

Comprehensive exterior surveys of the 730 parcels of the Study Area were conducted by Macondo Corp. Analysis of each of the Conservation Area eligibility factors contained in the Act was conducted in order to determine its presence. The exterior surveys examined not only the condition and use of buildings but also conditions of streets, sidewalks, curbs, gutters, lighting,

vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted of existing site coverage and parking, land uses, zoning and their relationship to the surrounding area.

A block-by-block analysis of the 61 blocks was conducted by Macondo Corp. to identify the eligibility factors and their degree of presence. The following four levels are identified:

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

C. BUILDING EVALUATION PROCEDURE

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

HOW BUILDING COMPONENTS AND IMPROVEMENTS WERE 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.

Subsequent to the buildings being evaluated, they were classified, as described in the following section.

BUILDING COMPONENT AND IMPROVEMENT CLASSIFICATIONS

Four major categories were used in classifying the structural condition of the building components and improvements. The criteria used are described below:

1. SOUND

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

2. REQUIRING MINOR REPAIR - DEPRECIATION OF PHYSICAL MAINTENANCE

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

3. REQUIRING MAJOR REPAIR - DETERIORATION

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

4. CRITICAL - DILAPIDATED

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

D. CONSERVATION AREA ELIGIBILITY FACTORS

A finding may be made that the Study Area is a Conservation Area based on the fact that 50% or more of the structures are 35 years of age or older, and the area exhibits the presence of three or more of the Conservation Area eligibility factors described above in Section III, Paragraph A, and that the area may become a blighted area because of these factors. Based on our survey and analyses, the Study Area meets the Act's requirement as a conservation

area, in that in addition to age, five of the eligibility factors were found to be present to a major extent and one to a minor extent.

This section examines each of the Conservation Area eligibility factors.

AGE

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

CONCLUSION

Age is present in 443 of the 465 buildings (95%) and in 57 of the 61 blocks (93%) in the Study Area. Age is present to a major extent in 52 of the 61 (85%) blocks and to a minor extent in 5 of the 61 blocks (8%). The results of the age survey are presented in Map 3.

1. DILAPIDATION

Dilapidation is referred to in the Act as "an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed."

An exterior survey was conducted of all the structures in the Study Area. The analysis of building dilapidation is based on the survey methodology and criteria described in the preceding section, *How Building Components and Improvements are Evaluated*.

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

CONCLUSION

Dilapidation is present to a minor extent in the Study Area. Dilapidation is present in 45 of the 465 buildings (10%) and in 16 of the 61 blocks (26%). It is present to a major extent in two of the 61 (3%) blocks and to a minor extent in 14 of the 61 blocks (23%).

2. OBSOLESCENCE

Obsolescence is defined in the Act as "the condition or process of falling into disuse. Obsolescent structures have become ill suited for the original use.

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

FUNCTIONAL OBSOLESCENCE

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

ECONOMIC OBSOLESCENCE

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

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

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

OBSOLETE BUILDING TYPES

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse for the purpose for which they were built. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse effect on nearby and surrounding developments and detract from the physical, functional and economic vitality of the area. These structures are characterized by conditions indicating the structure is incapable of efficient or economic use according to contemporary standards.

OBSOLETE PLATTING

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

OBSOLETE SITE IMPROVEMENTS

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

CONCLUSION

Obsolescence is present to a major extent in the Study Area. Obsolescence is present in 438 of the 465 buildings (94%), in 590 of the 730 parcels (81%) and in 55 of the 61 blocks (90%). It is present to a major extent in 53 of the 61 (87%) blocks and to a minor extent in two of the 61 (3%) blocks. The results of the obsolescence analysis are presented in Map 4.

3. DETERIORATION

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring major treatment or repair. The Act defines deterioration with respect to buildings as the presence of "defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia." The Act also defines the deterioration of surface improvements as "the presence of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces."

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

DETERIORATION OF BUILDINGS

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section, *How Building Components and Improvements Are Evaluated*. Of the 465 buildings in the Study Area, 445 buildings (96%) are deteriorated.

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

Deteriorated structures exist throughout the Study Area due to the combination of their age and the advanced state of disrepairs. The need for masonry repairs and tuckpointing is predominant, closely followed by deteriorating doors, facades, and secondary elements in the buildings. The majority of the buildings in the Study Area are deteriorated.

DETERIORATION OF PARKING AND SURFACE AREAS

Field surveys were also conducted to identify the condition of parcels without structures but classified as deteriorated. These parcels are characterized by uneven surfaces with insufficient gravel, vegetation growing through the parking surface, depressions and standing water, absence of curbs or guardrails, fallen or broken fences and extensive debris.

CONCLUSION

Deterioration is present to a major extent in the Study Area. Deterioration is present in 459 of the 465 buildings (99%), in 719 of the 730 parcels (99%), and in 61 of the 61 (100%) blocks. It is found to be present to a major extent in 60 of the 61 blocks (98%) and present to a minor extent in one of the 61 blocks (2%). The results of the deterioration analysis are presented in Map 5.

4. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

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

From January 1995 through August 2000, 348 of the 465 buildings (75%) 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 major extent. Structures below minimum code standards have been identified in 348 of the 465 buildings (75%) and in 48 of the 61 blocks (79%) in the Study Area over the last five years. The condition is found to be present to a major extent in 44 of the 61 blocks (72%) and to a minor extent in four of the 61 (7%) blocks.

5. ILLEGAL USE OF INDIVIDUAL STRUCTURES

Illegal use of individual structures is defined in the Act as "the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards."

CONCLUSION

Based on exterior surveys and a review of the Chicago Zoning Ordinance there is no evidence of illegal use of the structures or improvements in the Study Area.

6. EXCESSIVE VACANCIES

Excessive vacancy, according to the Act, is "the presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies." Excessive vacancies include improved properties that evidence no redundant effort directed toward their occupancy or underutilization.

Excessive vacancies are present throughout the Study Area. A building is considered to have excessive vacancies if at least 50% of the building is vacant or underutilized.

CONCLUSION

Vacancies have been identified in 64 of the 465 buildings (14%) and in 29 of the 61 blocks (48%) in the Study Area over the last five years. The condition is found to be present to a major extent in 5 of the 61 blocks (8%) and to a minor extent in 24 of the 61 (39%) blocks.

7. LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES

The Act refers to the lack of ventilation, light or sanitary facilities as "the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials." Inadequate natural light and ventilation is defined as the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities are referred to in the Act as "the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building."

CONCLUSION

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

8. INADEQUATE UTILITIES

Inadequate utilities refer to deficiencies in the underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers and water lines; and gas, telephone and electrical services. The Act defines inadequate utilities as "those that are (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete or in disrepair, or (iii) lacking within the redevelopment project area."

CONCLUSION

Based on the exterior surveys and analyses undertaken, all utilities within the Study Area appear to be adequate.

9. EXCESSIVE LAND COVERAGE AND OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES

Excessive land coverage and overcrowding of structures and community facilities is defined by the Act as "the over-intensive use of property and the crowding of buildings and accessory facilities onto a site." Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking or inadequate provision for loading and service.

Overcrowding of structures and community facilities refers to use of public or private buildings, facilities or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings and improvements originally designed for a specific use and later converted to accommodate a more intensive use of activities, inadequately providing for minimum floor area requirements, privacy, ingress and egress, loading and services, capacity of building systems, etc.

CONCLUSION

Excessive land coverage and overcrowding of structures and community facilities is present to a major extent in the Study Area. Excessive land coverage is present in 438 of the 465 buildings (94%), in 593 of the 730 parcels (81%), and in 56 of the 61 blocks (92%). It can be found to a major extent in 52 of the 61 (85%) blocks and to a minor extent in four of the 61 blocks (7%). The results of the Excessive Land Coverage and Overcrowding of Structures and Community Facilities analysis are presented in Map 6.

10. DELETERIOUS LAND USE OR LAYOUT

According to the Act, deleterious land uses or layout include the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

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 627 of the 730 parcels (86%), with 81% of parcels exhibiting excessive land coverage with insufficient room for parking and/or loading.

CONCLUSION

Deleterious land use and layout is present to a major extent in the Study Area. Deleterious land use and layout is present in 647 of the 730 parcels (89%) and 58 of the 61 blocks (95%). It is found to a major extent in 57 blocks of the 61 blocks (93%) and to a minor extent in one of the 61 blocks (2%). The results of the deleterious land use and layout analysis are presented in Map 7.

11. ENVIRONMENTAL CLEAN-UP

As set forth by the Act, this factor is present if the proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law (provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area).

CONCLUSION

Based on the exterior surveys and analyses undertaken, no environmental clean-up issues have been determined in the Study Area.

12. LACK OF COMMUNITY PLANNING

Lack of community planning may be a factor if the proposed Study Area was developed prior to or without the benefit or guidance of a community plan. According to the Act, "this means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development." Furthermore, the Act states that this factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

The community has a history of identifying development needs and action plans, evidenced by these reports:

- Humboldt Park Redevelopment Plan Redevelopment Plan & Designation Report
- Humboldt Park Community Land Use Plan
- Humboldt Park Supermarket Feasibility Study

The Study Area has also been the subject of a variety of other studies and plans.

CONCLUSION

Though community activity and involvement is currently present, the Study Area's current conditions can be partially attributed to lack of community planning in the past.

13. LACK OF GROWTH IN EAV COMPARISON

The Act requires that an EAV comparison of the total equalized assessed values of the proposed Study Area has declined for three of the last five calendar years prior to the year in which the Study Area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

CONCLUSION

Based on our analysis, lack of growth in EAV comparison is not present in the Study Area.

E. CONSERVATION AREA ELIGIBILITY FACTORS SUMMARY

The Conservation Area eligibility factors are present in varying degrees throughout the Study Area. In addition to age, five factors are present to a major extent and one is present to a minor extent. The Conservation Area eligibility factors that have been identified are as follows:

MAJOR EXTENT

1. Obsolescence
2. Deterioration
3. Structures below minimum code standards
4. Excessive land coverage and overcrowding of structures and community facilities
5. Deleterious land use or layout

MINOR EXTENT

1. Dilapidation

IV. SUMMARY AND CONCLUSION

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

- Of the 13 eligibility factors for a conservation area set forth in the Act, in addition to age, six are present - five to a major extent and one to a minor extent. In addition to age, only three are necessary for designation as a conservation area to qualify for a TIF District.
- The Conservation Area eligibility factors that are present are reasonably distributed throughout the Study Area.
- The Study Area is not yet a blighted area, but because of the factors described in this report, the Study Area may become a blighted area.

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

Additional research indicates that the Study Area has not benefited from growth and development as a result of private investment, and will not be developed without action by the City.

Specifically, the total number of building permits recently requested for new construction and major renovation is lower than could be reasonably expected in an area of economic health. From January 1995 to September 2000, only 52 permits for new construction or renovation were issued in an area with 730 parcels (7%). Of these, only six were for the construction of new buildings, while the others were for the building of garages (six), structural additions (five), and renovations (41). These limited improvements have stimulated neither private investment nor economic growth within or around the Study Area. Significantly, during the same six years, seven permits were issued for demolition (see Exhibit 1 - *Building and Demolition Permit Requests*).

From this data, together with the other eligibility factors, it can be reasonably concluded that the Study Area (i) has not been subject to growth through private investment, and (ii) will not be developed without municipal leadership. Adoption of the Redevelopment Plan and Project is necessary to halt deterioration of the Study Area.

The conclusions presented in this report are those of the consulting team. The local governing body should review this report and, if satisfied with the summary of findings contained herein, adopt a resolution that the Study Area qualifies as a Conservation Area and make this report a part of the public record.

The Study Area qualifies as a Conservation Area and is therefore eligible for Tax Increment Financing under the Act.

EXHIBIT 1 - BUILDING PERMIT REQUESTS

NEW CONSTRUCTION/INVESTMENT PERMITS

	Permit #	Date	Address	Purpose	Investment
1	805095	5/31/95	3749 W. North Ave.	For foundation of garage	\$6,000
2	811452	9/19/95	2323 W. North Ave.	To rehabilitate existing space	\$15,000
3	811826	9/26/95	2510 S. Harding Ave.	To erect a garage	\$4,882
4	814833	11/15/95	3612 W. North Ave.	To remodel interior of first-floor restaurant	\$7,500
5	817082	1/9/96	3749 W. North Ave.	To erect masonry building	\$20,600
6	96003305	4/15/96	3804 W. Grand Ave	To erect two-car garage	\$3,550
7	96003702	4/19/96	2720 W. Division	To install drywall partitions, teller counter	\$49,000
8	96004706	5/6/96	2610 W. Division	For tenant development of first floor	\$20,000
9	96005076	5/10/96	2233 W. Division St.	For new rooftop A/C units	\$30,000
10	829000	8/6/96	2511 W. North Ave.	To convert a church to hardware store	\$20,000
11	830617	8/29/96	2932 W. North Ave.	To erect detached eight-car garage	\$40,608
12	836537	11/25/96	2610 W. Division	To renovate façade	\$15,000
13	839246	1/16/97	2435 W. Division St.	To install six rooftop A/C units	\$3,000
14	844831	4/21/97	2838 W. North Ave.	To erect one-story restaurant	\$295,000
15	845310	4/29/97	2500 W. Walton St.	For installation of a new freight car gate	\$2,953
16	846103	5/8/97	1537 N. Western Ave.	To erect a four-story with basement	\$430,000
17	846663	5/15/97	2608 W. North Ave	To install one passenger elevator	\$29,250

18	850240	7/3/97	2751 W. Division	To install new fascia	\$27,000
19	850660	7/8/97	2233 W. Division St.	For mechanical-only addition	\$250,000
20	851621	7/15/97	3524 W. North Ave.	To install cast iron triple-catch basin in garage	\$7,800
21	853142	7/28/97	2440 W. North Ave.	For interior remodeling of one-hour photo shop	\$25,000
22	853641	7/31/97	3647 W. North Ave.	To erect and operate five riding devices	\$0
23	853750	8/1/97	2313 W. North Ave.	For construction of two new rooms	\$15,000
24	858316	Sept-97	3524 W. North Ave.	To install toilet room in auto repair garage	\$2,000
25	857091	9/12/97	2542 W. North Ave.	For tuckpoint and masonry repairs	\$19,800
26	861058	11/4/97	2958 W. North Ave.	To erect frame garage	\$11,900
27	862691	12/2/97	3756 W. North Ave	For interior alterations	\$32,000
28	864474	1/2/98	2233 W. Division St.	To furnish and install door restrictors	\$9,191
29	865078	1/20/98	2542 W. North Ave.	To create an interior non-structural area	\$336,000
30	867382	3/13/98	1340 N. Western Ave.	To replace drywall windows and floors	\$10,000
31	868232	3/26/98	2233 W. Division St.	To install Class "S" machinery room	\$200,000
32	868644	4/3/98	2650 W. Division	For one-story masonry retail space building	\$600
33	874810	7/2/98	3329 W. North Ave.	To install steel-case bullet resistance	\$7,500
34	875004	7/7/98	2650 W. Division	For tenant buildout of laundromat	\$5,000
35	877785	7/30/98	3647 W. North Ave.	To erect and operate six riding devices	\$450
36	878449	8/6/98	2211 W. North Ave.	For interior alteration to create a deli	\$10,000
37	887877	11/12/98	2550 W, North Ave.	For new vertical rise gates	\$7,800
38	887651	11/24/98	2558 W. Division	To divide store into two spaces	\$8,000

89) 1617 N FAIRFIELD AV	10/5/95	139) 2507 W NORTH AV	2/28/96
90) 3705 W NORTH AV	10/10/95	140) 2509 W NORTH AV	2/28/96
91) 1452 N WESTERN AV	10/18/95	141) 2515 W NORTH AV	2/28/96
92) 2745 W DIVISION ST	10/18/95	142) 2517 W NORTH AV	2/28/96
93) 1529 N WESTERN AV	10/19/95	143) 2519 W NORTH AV	2/28/96
94) 3016 W NORTH AV	11/29/95	144) 2521 W NORTH AV	2/28/96
95) 3325 W NORTH AV	2/7/96	145) 2604 W NORTH AV	2/28/96
96) 3337 W NORTH AV	2/7/96	146) 2610 W NORTH AV	2/28/96
97) 2436 W DIVISION ST	2/16/96	147) 2624 W NORTH AV	2/28/96
98) 2438 W DIVISION ST	2/16/96	148) 2642 W NORTH AV	2/28/96
99) 2712 W DIVISION ST	2/16/96	149) 2644 W NORTH AV	2/28/96
100) 2714 W DIVISION ST	2/16/96	150) 1600 N WASHTENAW AV	2/29/96
101) 2716 W DIVISION ST	2/16/96	151) 2541 W NORTH AV	2/29/96
102) 2724 W DIVISION ST	2/16/96	152) 2545 W NORTH AV	2/29/96
103) 2726 W DIVISION ST	2/16/96	153) 2557 W NORTH AV	2/29/96
104) 2734 W DIVISION ST	2/16/96	154) 2559 W NORTH AV	2/29/96
105) 2736 W DIVISION ST	2/16/96	155) 2625 W NORTH AV	2/29/96
106) 2738 W DIVISION ST	2/16/96	156) 2722 W NORTH AV	2/29/96
107) 2912 W NORTH AV	2/16/96	157) 2617 W NORTH AV	3/1/96
108) 2444 W DIVISION ST	2/20/96	158) 2635 W NORTH AV	3/1/96
109) 2446 W DIVISION ST	2/20/96	159) 2645 W NORTH AV	3/1/96
110) 2448 W DIVISION ST	2/20/96	160) 2653 W NORTH AV	3/1/96
111) 2450 W DIVISION ST	2/20/96	161) 2734 W NORTH AV	3/1/96
112) 2502 W DIVISION ST	2/20/96	162) 2808 W NORTH AV	3/1/96
113) 2506 W DIVISION ST	2/20/96	163) 2810 W NORTH AV	3/1/96
114) 2510 W DIVISION ST	2/20/96	164) 2818 W NORTH AV	3/1/96
115) 2516 W DIVISION ST	2/20/96	165) 2735 W NORTH AV	3/5/96
116) 2534 W DIVISION ST	2/20/96	166) 2741 W NORTH AV	3/5/96
117) 2622 W DIVISION ST	2/20/96	167) 2914 W NORTH AV	3/5/96
118) 2626 W DIVISION ST	2/20/96	168) 3000 W NORTH AV	3/5/96
119) 2628 W DIVISION ST	2/20/96	169) 3018 W NORTH AV	3/5/96
120) 2632 W DIVISION ST	2/20/96	170) 3142 W NORTH AV	3/6/96
121) 2638 W DIVISION ST	2/20/96	171) 3208 W NORTH AV	3/6/96
122) 2646 W DIVISION ST	2/20/96	172) 3214 W NORTH AV	3/6/96
123) 2654 W DIVISION ST	2/20/96	173) 3231 W NORTH AV	3/6/96
124) 2536 W DIVISION ST	2/21/96	174) 3237 W NORTH AV	3/6/96
125) 2542 W DIVISION ST	2/21/96	175) 3218 W NORTH AV	3/7/96
126) 2546 W DIVISION ST	2/21/96	176) 3220 W NORTH AV	3/7/96
127) 2548 W DIVISION ST	2/21/96	177) 3230 W NORTH AV	3/7/96
128) 2550 W DIVISION ST	2/21/96	178) 3234 W NORTH AV	3/7/96
129) 2552 W DIVISION ST	2/21/96	179) 3251 W NORTH AV	3/7/96
130) 2556 W DIVISION ST	2/21/96	180) 3252 W NORTH AV	3/7/96
131) 2600 W DIVISION ST	2/21/96	181) 3253 W NORTH AV	3/7/96
132) 1600 N WESTERN AV	2/26/96	182) 3259 W NORTH AV	3/7/96
133) 2412 W NORTH AV	2/26/96	183) 3260 W NORTH AV	3/7/96
134) 2418 W NORTH AV	2/26/96	184) 3262 W NORTH AV	3/7/96
135) 2411 W NORTH AV	2/27/96	185) 3300 W NORTH AV	3/7/96
136) 2419 W NORTH AV	2/27/96	186) 3304 W NORTH AV	3/7/96
137) 2425 W NORTH AV	2/27/96	187) 3311 W NORTH AV	3/7/96
138) 2501 W NORTH AV	2/28/96	188) 3335 W NORTH AV	3/7/96

289) 3605 W NORTH AV	8/19/97	339) 1356 N WESTERN AV	11/23/99
290) 2846 W NORTH AV	8/28/97	340) 1400 N WESTERN AV	11/23/99
291) 1616 N WESTERN AV	9/2/97	341) 1432 N WESTERN AV	11/26/99
292) 1502 N WESTERN AV	9/15/97	342) 2618 W DIVISION ST	11/30/99
293) 1506 N WESTERN AV	12/19/97	343) 2828 W NORTH AV	12/13/99
294) 1537 N WESTERN AV	1/12/98	344) 1540 N WESTERN AV	12/20/99
295) 1523 N WESTERN AV	1/14/98	345) 1358 N WESTERN AV	1/13/00
296) 2605 W NORTH AV	1/20/98	346) 2746 W DIVISION ST	3/8/00
297) 3611 W NORTH AV	2/9/98	347) 1609 N MOZART ST	3/30/00
298) 3601 W NORTH AV	2/21/98	348) 1326 N WESTERN AV	4/17/00
299) 1431 N WESTERN AV	4/8/98	349) 1349 N WESTERN AV	8/9/00
300) 1514 N WESTERN AV	4/8/98		
301) 1518 N WESTERN AV	4/8/98		
302) 3340 W NORTH AV	4/14/98		
303) 3354 W NORTH AV	4/15/98		
304) 3406 W NORTH AV	4/15/98		
305) 3422 W NORTH AV	4/15/98		
306) 3456 W NORTH AV	4/15/98		
307) 3604 W NORTH AV	4/15/98		
308) 3110 W NORTH AV	4/20/98		
309) 1609 N CALIFORNIA AV	4/25/98		
310) 3610 W NORTH AV	5/15/98		
311) 2815 W DIVISION ST	5/28/98		
312) 2427 W DIVISION ST	6/8/98		
313) 1530 N KEDZIE AV	7/16/98		
314) 2522 W DIVISION ST	8/7/98		
315) 2511 W NORTH AV	8/31/98		
316) 2550 W NORTH AV	8/31/98		
317) 1613 N HUMBOLDT BV	9/18/98		
318) 2656 W NORTH AV	9/30/98		
319) 2712 W NORTH AV	9/30/98		
320) 1626 N WHIPPLE ST	10/20/98		
321) 1616 N WHIPPLE ST	12/8/98		
322) 2650 W DIVISION ST	12/8/98		
323) 1336 N WESTERN AV	12/30/98		
324) 1551 N ST LOUIS AV	2/25/99		
325) 1316 N WESTERN AV	4/13/99		
326) 2744 W DIVISION ST	4/29/99		
327) 3038 W NORTH AV	6/22/99		
328) 3136 W NORTH AV	6/22/99		
329) 3258 W NORTH AV	6/23/99		
330) 2517 W DIVISION ST	7/6/99		
331) 2605 W DIVISION ST	8/9/99		
332) 2649 W DIVISION ST	10/20/99		
333) 2651 W DIVISION ST	10/21/99		
334) 2435 W NORTH AV	10/27/99		
335) 2541 W DIVISION ST	10/27/99		
336) 2547 W DIVISION ST	10/27/99		
337) 2735 W DIVISION ST	10/28/99		
338) 1341 N WESTERN AV	11/23/99		

EXHIBIT 3 - DISTRIBUTION OF CRITERIA MATRIX
(CONTINUED PAGE 2)

	Block	Age	1	2	3	4	5	6	7	8	9	10	11	12	13
27.	16-1-200	X	P	X	X	X					X	X			
28.	16-1-201	P		X	X	X					X	X			
29.	16-1-202	X		X	X	X		P			X	X			
30.	16-1-203	X		X	X	X					X	X			
31.	16-1-204	X		X	X	X		P			X	X			
32.	16-1-205	X	P	X	X	X					X	X			
33.	16-1-206	X	P	X	X	X					X	X			
34.	16-1-207	X		X	X	X		P			X	X			
35.	16-1-215	X		X	X	X					X	X			
36.	16-1-221	X		X	X			P			X	X			
37.	16-1-226	X		X	X	X		P			X	X			
38.	16-1-227	X		X	X	X		P			X	X			
39.	16-1-228	X		X	X			P			X	X			
40.	16-1-229	X		X	X						X	X			
41.	16-1-230	X		X	X	X		P			X	X			
42.	16-1-231	X		X	X	X		P			X	X			
43.	16-1-304	X	P	X	X	X						X			
44.	16-1-400	X	P	X	X	X					X	X			
45.	16-1-401	P		X	X	X		P			X	X			
46.	16-1-402	X		X	X	X		P			X	X			
47.	16-1-403	X		X	X	X		P			X	X			
48.	16-2-105	X		X	X	X		X			X	X			
49.	16-2-106	X	P	P	X						X	X			
50.	16-2-107	X	X	X	X	X					X	X			

Key X Present to a Major Extent
 P Present
 Not Present

Criteria

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities.
10. Deleterious land use or layout
11. Environmental clean-up
12. Lack of community planning
13. EAV comparison

EXHIBIT 4 - MAP LEGEND

MAP 1	PROJECT BOUNDARY
MAP 2	EXISTING LAND USE
MAP 3	AGE
MAP 4	OBSOLESCENCE
MAP 5	DETERIORATION
MAP 6	DELETERIOUS LAND USE AND LAYOUT
MAP 7	EXCESSIVE LAND COVERAGE



HUMBOLDT PARK TIF

MAP 1 - PROJECT BOUNDARY

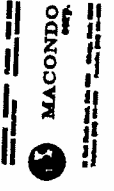
BOUNDARY LINE

ADJACENT TIF

SCALE: NTS

DATE: JANUARY 22, 2001

LARSEN / ARCHITECTURE AND ASSOCIATES, INC.



HUMBOLDT PARK TIF
 ELIGIBILITY FACTORS
 MAP 3 -- AGE-OVER 35 YRS.
 AGE - OVER 35 YRS.
 VACANT & BUILDG.
 NOT OVER 35 YRS.
 BOUNDARY LINE
 ADJACENT TIF
 SCALE: NTS
 DATE: JANUARY 22, 2001



MACONDO
 ENGINEERS AND ARCHITECTS, INC.
 1000 N. LAKE ST. SUITE 100
 CHICAGO, IL 60610
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 WWW.MACONDO.COM

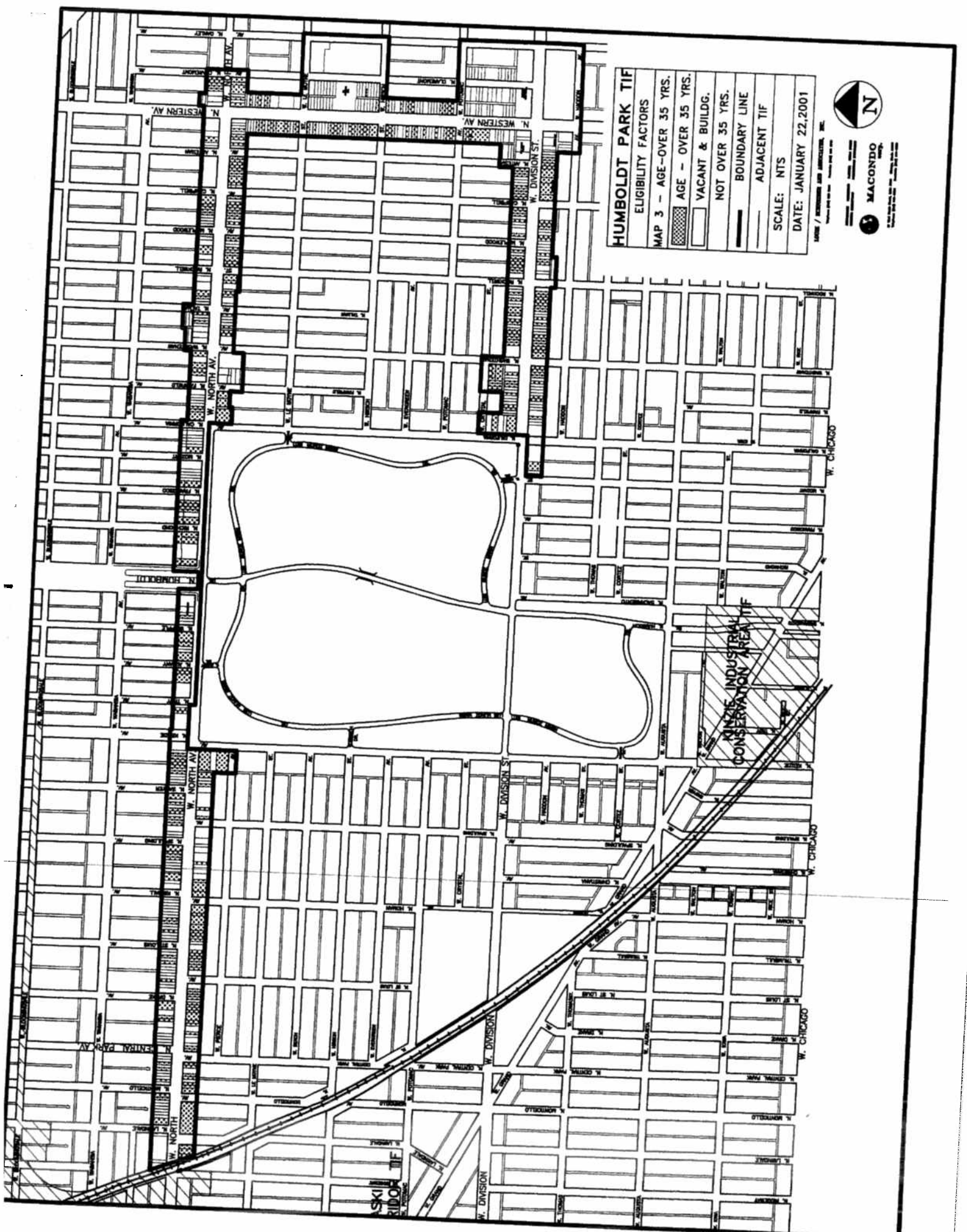


EXHIBIT 4 - HOUSING IMPACT STUDY

CITY OF CHICAGO

HUMBOLDT PARK COMMERCIAL

TAX INCREMENT FINANCE PROGRAM

HOUSING IMPACT STUDY

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

JANUARY 22, 2001

**PREPARED BY:
LOUIK/SCHNEIDER & ASSOCIATES, INC.
MACONDO CORP.
CAGIS, UNIVERSITY OF ILLINOIS AT CHICAGO**

**HUMBOLDT PARK COMMERCIAL
HOUSING IMPACT STUDY**

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INTRODUCTION

Louik/Schneider and Associates, Inc. has been retained by the City of Chicago (the "City") to conduct a Housing Impact Study for the Humboldt Park Commercial Redevelopment Project Area Tax Increment Financing Program Redevelopment Plan and Project (the "Plan") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, in the Illinois Compiled Statutes, Chapter 65, Article 5, Section 11-74.4-1, et. seq., as amended (the "Act"). The Humboldt Park Commercial Redevelopment Project Area is irregularly shaped and generally includes both sides of North Avenue between North Ridgeway and North Claremont; both sides of North Western Avenue between North Avenue and West Haddon, extending west to North Oakley between West LeMoyne and West Hirsch and between West Potomac and West Haddon; and both sides of West Division between North Oakley and North Mozart.

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of Louik/Schneider and Associates, Inc., Macondo Corp. and CAGIS (Chicago Area Geographical Information Study), an organization located within the University of Illinois at Chicago.

The Redevelopment Project Area is located within the Humboldt Park and West Town community areas of the City. The demographical and statistical information presented in this study was obtained from 1990 United States Census data compiled by CAGIS. CAGIS is a reliable source of small area data, having established working agreements with the US Bureau of the Census, the Illinois State Data Center Cooperative and agencies of State and local government. The demographic data report used was *Humboldt Park Commercial TIF Census Data Report*, prepared by CAGIS in December 2000.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City does not certify at that time that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the Plan.

The number and type of residential buildings in the Redevelopment Project Area potentially affected by this Plan were identified during the survey of building conditions and land use conducted as part of the eligibility analysis for the Redevelopment Project Area. An estimate of the number of residential units within each building, and whether such residential units were inhabited or uninhabited, was based on a number of analytical tools including, where appropriate, physical building surveys, Cook County tax assessment records and census data. As of December 9, 2000, the Redevelopment Project Area contained approximately 569 residential units, of which 529 are inhabited and 40 uninhabited.

The goal of the Plan is not to displace existing residents. The primary goal of the Plan is to promote rehabilitation and redevelopment of all existing land uses, which include residential, commercial, institutional and open space uses. However, the City is unable to certify that no displacement of residents will occur throughout the 23-year life of the Redevelopment Project

Area. Therefore, based on the requirement of the Act, this housing impact study contains the following parts:

Part I herein identifies the residential units in number and type, indicating whether they are inhabited or uninhabited and the racial and ethnic composition of the residents. Specifically, the housing impact study shall provide the following:

- 1) Information from field surveys and census data regarding residential units, to establish if they are single-family or multi-family units;
- 2) documentation of the number and type of rooms within the units, provided that information is available;
- 3) documentation of whether the units are inhabited or uninhabited (as determined not less than 45 days before the Plan is considered by the Community Development Commission); and
- 4) data regarding the racial and ethnic composition of the residents in the inhabited residential units. (This data requirement shall be deemed fully satisfied if it is based on data from the most recent federal census.)

Part II herein identifies the inhabited residential units in the proposed redevelopment project area that may be removed, including:

- 1) The number and location of those units that may be removed;
- 2) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences may be removed;
- 3) the availability of replacement housing for those residents whose residences may be removed, and the type, location, and cost of the housing; and
- 4) the type and extent of relocation assistance to be provided.

PART I - RESIDENTIAL UNITS

Part I of this study provides the type, size and number of residential units within the Redevelopment Project Area; the number of inhabited and uninhabited units; and the racial and ethnic composition of the residents in the inhabited residential units.

A. RESIDENTIAL UNIT NUMBER AND TYPE

Field studies conducted by Macondo Corp. indicate the Redevelopment Project Area contains both residential-only and mixed-use residential/commercial buildings, primarily second- and third-floor residential units above commercial uses. Within the area, there are 142 buildings with one residential unit and 171 buildings with more than one residential unit for a total of 313 buildings with 569 residential units.

B. RESIDENTIAL UNIT DETAIL

The distribution within the Redevelopment Project Area of the 569 residential units by number of rooms, by number of bedrooms and with kitchen and plumbing facilities is identified in the following Tables 1-3, respectively. The methodology used to determine this information is described below.

METHODOLOGY

For purposes of this study, data has been gathered by CAGIS from the 1990 United States Census and is represented in Block Groups. A Block Group is a combination of census blocks (a census block is the smallest entity for which the Census Bureau collects and tabulates 100-percent data). The Block Group is the lowest level of geography for which the Census Bureau has tabulated sample, or long-form, data. In this study, we have relied on 1990 federal census sample data because it is the best available information regarding the structures and residents of the Redevelopment Project Area. We have obtained information for the eight Block Groups in which the Redevelopment Project Area lies, containing a total of 3,445 residential units.

Since the number of residential units within the Redevelopment Project Area represents 16.5% of the total residential units within the eight Block Groups (569 units = 16.5% of 3,445 units), that percentage has been applied consistently to estimate the distributions presented in the tables below, which have been rounded to the nearest whole number. For example, the number of one-room units in all the block groups is 41. Sixteen and one-half percent of this total, representing the Redevelopment Project Area, is 7 ($41 \times .165 = 6.97$).

Table 1 shows the number (rounded to the nearest whole number) of residential units in the Redevelopment Project Area, by number of rooms.

TABLE 1 - RESIDENTIAL UNITS BY NUMBER OF ROOMS*

Number of Rooms**	Number of Units within All Block Groups	Number of Units within Redevelopment Project Area
1	41	7
2	111	18
3	259	43
4	862	142
5	850	140
6	985	164
7	201	33
8	37	6
9+	99	16
TOTAL	3,445	569

*Information for Table 1 was obtained from Humboldt Park Commercial TIF Census Data Report, prepared by CAGIS, University of Illinois at Chicago, December 2000.

** As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Tables 2 and 3 describe the types of rooms that are located within the residential units of the Redevelopment Project Area.

TABLE 2 - RESIDENTIAL UNITS BY NUMBER OF BEDROOMS*

Number of Bedrooms**	Number of Units within All Block Groups	Number of Units within Redevelopment Project Area
None	89	15
1	410	68
2	1395	229
3	1294	214
4	204	34
5 or more	53	9
TOTAL	3,445	569

*Information for Table 2 was obtained from Humboldt Park Commercial TIF Census Data Report,

prepared by CAGIS, University of Illinois at Chicago, December 2000.

**As defined by the Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A housing unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

TABLE 3 - RESIDENTIAL UNITS WITH KITCHEN AND PLUMBING FACILITIES*

Facility	Number of Units in all Block Groups	Number of Units within Redevelopment Project Area
Kitchen**	3,352	556
Plumbing***	3,285	544

*Information for Table 3 was obtained from Humboldt Park Commercial TIF Census Data Report, prepared by CAGIS, University of Illinois at Chicago, December 2000.

**As defined by the Census Bureau, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water, (2) a range, cook top and convection or microwave oven, or cookstove, and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is not considered a range or cookstove. An ice box is not considered to be a refrigerator.

***As defined by the Census Bureau, complete plumbing facilities include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing units are classified as lacking complete plumbing facilities when any of the three facilities are not present.

C. NUMBER OF INHABITED UNITS

Field surveys were completed on a building-by-building basis by Macondo Corp. to determine the total number of inhabited and uninhabited residential units within the Redevelopment Project Area. As required by the Act, this information was ascertained as of December 9, 2000, which is not less than 45 days before the date that the resolution, required by Subsection (a) of Section 11-74.4-5, is or will be passed.

Field surveys indicate that of 569 residential units, 529 are inhabited and 40 uninhabited.

D. DEMOGRAPHICS

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined according to the most recent federal census data, as compiled by CAGIS. Table 4 identifies the estimated number of residents in the Redevelopment Project Area, according to the methodology stated below.

METHODOLOGY

The United States Department of Housing and Urban Development (HUD) has determined a family size adjustment rate based on the number of bedrooms in a unit. This rate was applied to unit totals, in order to estimate the number of persons living in the Redevelopment Project Area. Estimates are indicated in Table 4 below. Currently, 2,044 persons reside in the Redevelopment Project Area.

TABLE 4 – NUMBER OF RESIDENTS*

Number of Bedrooms	Units in Redevelopment Project Area	Family Size Adjustment (persons per unit)*	Estimated Number of Residents within Redevelopment Project Area (Number of Units x Family Size Adjustment)
None	15	1	15
1	68	1.5	102
2	231	3	693
3	214	4.5	963
4	34	6	204
5 or more	9	7.5	67
TOTAL	569	N/A	2,044

*Information for Table 4 was obtained from the Family Size Adjustment Rate, provided by the United States Department of Housing and Urban Development, 1990.

Racial and ethnic composition data has been gathered by CAGIS from the 1990 United States Census for the eight Block Groups in which the Redevelopment Project Area lies, or a total of 11,252 residents. Tables 5 and 6 further identify the residents of the eight block groups by racial and ethnic composition, based upon federal census data, and estimate the racial and ethnic composition of the 2,044 residents of the Redevelopment Project Area.

For example, census data indicates there are 1095 African-Americans, or 9.7% of the total number of residents, in all eight Block Groups. By applying this percentage to 2,044 and rounding the total to the nearest whole number, we can estimate there are 198 African-Americans among the 2,044 residents of the Redevelopment Project Area ($2044 \times .097 = 198.268$).

TABLE 5 – RACIAL COMPOSITION *

Race	1990 Census Percentage	2000 Estimated Number of Residents within Redevelopment Project Area
African-American	9.7%	198
Asian	1.2%	24
Native American	1.8%	37
White	31.4%	642
Other Race	55.9%	1143
TOTAL	100%	2,044

TABLE 6 - ETHNIC COMPOSITION *

Ethnicity	1990 Census Percentage	2000 Estimated Number of Residents within Redevelopment Project Area
Hispanic Origin	77%	1,581
Non-Hispanic Origin	23%	463
TOTAL	100%	2,044

* Information for Tables 5 and 6 was obtained from Humboldt Park Commercial TIF Census Data Report, prepared by CAGIS, University of Illinois at Chicago, December 2000.

PART II – UNITS THAT MAY BE REMOVED
(OVER THE 23-YEAR LIFE OF THE REDEVELOPMENT PROJECT AREA)

Part II contains, as required by the Act, information on any acquisition, relocation program, replacement housing and relocation assistance.

A. NUMBER AND LOCATION OF UNITS THAT MAY BE REMOVED

The primary goal of the Plan is to encourage maintenance, restoration and reuse of existing structures, to the maximum extent feasible. The establishment of the Humboldt Park Commercial Redevelopment Project Area is intended to foster the growth of the current community, and build upon existing stable businesses. Although the Plan does not anticipate removing any of the Redevelopment Project Area's 529 inhabited residential units, the Redevelopment Project Area does contain a number of dilapidated buildings, some with residential uses that are on blocks that also exhibit at least six other blighting factors. Dilapidation can gravely affect a building's safety and desirability and is the most severe of blighting factors. Accordingly, it is reasonable to conclude that dilapidated buildings may be targeted for redevelopment by developers, which may result in the removal of inhabited residential units.

Since no development proposals for the Redevelopment Project Area have been submitted to the City, it is impossible to determine whether the redevelopment or demolition of these buildings and the removal of any of their inhabited residential units would stem from projects that receive tax increment assistance (or other public projects that are implemented in furtherance of this Plan).

Hence, there is a possibility that over the 23-year life of the Redevelopment Project Area, some inhabited residential units may be removed as a result of implementing this Plan. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was derived that would provide a rough, yet reasonable, estimate. This methodology is described below.

METHODOLOGY

The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involves three steps.

1. Step one counts all inhabited residential units previously identified on any underlying acquisition maps. For this purpose, the Humboldt Park Redevelopment Area (as described in Section II-C of the Plan) was reviewed. However, the majority of the parcels identified for acquisition were vacant lots, vacant buildings or parcels that had been improved since the Humboldt Park Redevelopment Area Acquisition Map was adopted. Therefore, the number of inhabited residential units that may be removed in this step is 2.
2. Step two counts the number of inhabited residential units contained on parcels that are dilapidated as defined by the Act. From field surveys conducted by Macondo Corp., we have

identified parcels on which: 1) dilapidation is present so that, within 23 years, existing structures may be demolished or rehabilitated, and therefore may result in the removal of inhabited residential units; and 2) there also exists six or more eligibility factors in addition to age and dilapidation (representing the highest number of eligibility factors on blocks in the Redevelopment Project Area). Therefore, the number of inhabited residential units that may be removed in this step is 39.

3. Step three counts the number of inhabited residential units that exist where the future land use indicated by the Plan will not include residential uses. In the Humboldt Park Commercial Redevelopment Project Area, the future land use in the Plan for the existing inhabited residential units will not change. Therefore, the number of units inhabited residential units that may be removed in this step is 0.

Exhibit 2 - *Map of Units That May Be Removed* identifies the 41 occupied units (that is the sum of the units found in Steps 1-3 above), in 19 buildings on eight blocks of the Redevelopment Project Area, that could potentially be removed during the 23-year life of the Redevelopment Project Area. In addition, the specific parcels by PIN, are listed in Exhibit 1 of this study.

B. RELOCATION PROGRAM

If, during the life of the 23-year tax increment financing district, the acquisition plans change, the City's plans for relocation assistance for qualified residents in the proposed Redevelopment Project Area shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in Section D below. The City, as of the date of this report, has prepared no specific relocation plan because it is not the intent of the City to acquire any occupied residential units within the Redevelopment Project Area.

C. REPLACEMENT HOUSING

In accordance with Section 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced residents whose residence is removed is located in or near the Redevelopment Project Area.

To promote development of affordable housing, the Redevelopment Plan requires that developers who receive tax increment financing assistance for market-rate housing are to set aside at least 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to households earning no more than 120 percent of the area median income (adjusted for family size), and affordable rental units should be affordable to households earning no more than 80 percent of the area median income (adjusted for family size).

If, during the life of the 23-year tax increment financing district, the acquisition plans change, appropriate replacement housing can be found in either the Redevelopment Project Area or the surrounding West Town/Humboldt Park community area.

The location, type, cost and availability of a sample of possible replacement housing units located in the City's West Town/Humboldt Park community area are listed in Table 7. The West

Town/Humboldt Park community area is generally bounded by Bloomingdale Avenue on the north, Grand Avenue on the south, the North Branch of the Chicago River on the east and Cicero Avenue on the west. The information presented is based on classified advertisements and Internet listings from the *Chicago Tribune*, *Chicago Reader* and *Apartments.com*, the Northern Illinois Multiple Listing Service and a telephone verification survey conducted during the week of January 15, 2001. It is important to note, however, that Chicago has a rental cycle that turns over in greater volume on May 1 and October 1 of each year. The majority of apartments in the City are available during the months prior to those dates. Therefore, housing ads placed at these times would likely reflect a wider variety of rental rates, unit sizes and locations.

TABLE 7 - LOCATION, TYPE, COST AND AVAILABILITY OF REPLACEMENT HOUSING UNITS*

	Address	Type	Approx. Size (sq. ft.)	Utilities Included in rental price	Rental Price	Availability	Community Area
1.	1653 N. Fairfield	One-bedroom	NA		\$750	ASAP	Humboldt Park
2.	1653 N. Fairfield	Two-bedroom	NA		\$825	ASAP	Humboldt Park
3.	1421 N. California	Two-bedroom	1,200		\$1,600	ASAP	Humboldt Park
4.	2000 N. California	Two-bedroom	1,250	Gas	\$1,300	ASAP	Humboldt Park
5.	2100 N. Campbell	Two-bedroom	1,400		\$1,450	Feb. 1	Humboldt Park
6.	1306 W. Spaulding	Two-bedroom	750		\$795	ASAP	Humboldt Park
7.	3303 W. Crystal	Three-bedroom	1,200		\$1,100	ASAP	Humboldt Park
8.	1108 N. Wolcott	Three-bedroom	NA		\$950	ASAP	Humboldt Park
9.	3000 W. Grand	Three-bedroom	1,500		\$1,000	ASAP	West Town
10.	1713 N. Albany	Three-bedroom	2,000		\$1,200	ASAP	West Town
11.	2119 W. North	Four bedroom	NA		\$775	ASAP	Humboldt Park
12.	2028 W. Potomac	Four-bedroom	2,000	Heat/Gas	\$1,700	ASAP	Humboldt Park
13.	929 N. Fairfield	Four-bedroom	1,600		\$1,800	ASAP	Humboldt Park
14.	1402 N. Bell	Four-bedroom	NA		\$1,600	ASAP	Humboldt Park

*Information is based on an *Apartments.com*, *Chicago Tribune* and *Chicago Reader* classified sample, the Northern Illinois Multiple Listing Service and a telephone verification survey, conducted during the week of January 15, 2001.

D. RELOCATION ASSISTANCE

At the present time, there are no plans to acquire residential housing units as part of the Plan. However, if the removal or displacement of low-income or very low-income residential housing units is required, such residents will be provided with affordable housing and relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. The City shall make a good-faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Redevelopment Project Area.

As used in the paragraph above, "low-income household," "very low-income household" and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this study, these statutory terms have the following

meanings:

- (i) "Low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted and median incomes are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937;
- (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- (iii) "affordable housing" is residential housing that, so long as the same is occupied by a low-income or very low-income household, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households as applicable.

METHODOLOGY

In order to determine the number of households in the Redevelopment Project Area that are moderate-, low-, and very low-income, we have based such estimates on data gathered by CAGIS from the 1990 United States Census, represented in Block Groups. We have obtained information for the eight Block Groups in which the Redevelopment Project Area lies, containing a total of 3,445 residential units. We have determined the following numbers for the 569 residential units in the Redevelopment Project Area, representing 16.5% of the Block Group Totals.

Census information as applied to the Redevelopment Project Area reveals:

- 264 households (51.6%) have an income under \$17,500.
- 147 households (28.8%) have an income between \$17,500 and \$34,999.
- 100 households (19.5%) have an income of \$35,000 or more.

Census information as applied to the Redevelopment Project Area also reveals:

- 77 occupied residential units (14.5%) have 1 or no bedrooms, or an adjusted family size of 1-1.5 persons. (We can assume a household of 1 to 2.)

<i>To be considered:</i>	<i>A household of this size will have an annual income of:</i>
very low-income	\$14,600 to \$16,700
low-income	\$23,350 to \$26,700
moderate-income	\$35,050 to \$40,050

- 414 occupied residential units (78.3%) have 2 or 3 bedrooms, or an adjusted family size of 3-4.5 persons. (We can assume a family of 3 to 5.)

<i>To be considered:</i>	<i>A household of this size will have an annual income of:</i>
very low-income	\$18,750 to \$22,500
low-income	\$30,000 to \$35,450
moderate-income	\$45,050 to \$54,050

- 40 occupied residential units (7.5%) have 4 or more bedrooms, or an adjusted family size of 6-7.5 persons. (We can assume a household of 6 to 8.)

<i>To be considered:</i>	<i>A household of this size will have an annual income of:</i>
very low-income	\$24,200 to \$27,500
low-income	\$37,500 to \$41,700
moderate-income	\$58,050 to \$66,050

APPENDIX

EXHIBIT 1 - UNITS THAT MAY BE REMOVED

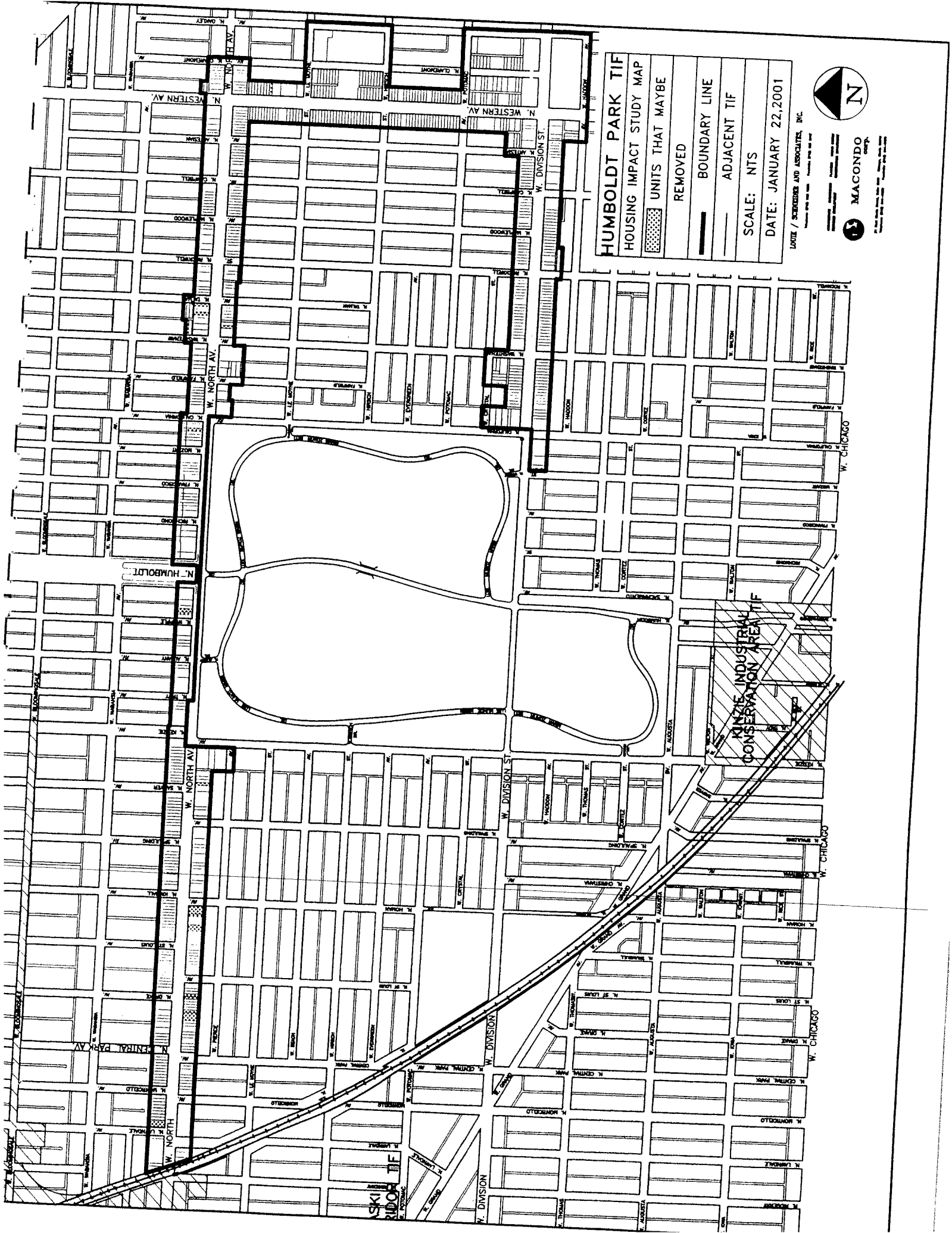
The following is a list of PINs of the buildings that contain residential units that could possibly be removed over the 23-year life of the Redevelopment Project Area.

1. 13-35-327-042
2. 13-36-327-028
3. 13-36-327-029
4. 13-36-331-038
5. 13-36-427-014
6. 13-36-427-036
7. 16-01-202-051
8. 16-01-205-002
9. 16-02-200-006
10. 16-02-200-010
11. 16-02-200-011
12. 16-02-200-016
13. 16-02-200-017
14. 16-02-201-015
15. 16-02-201-018
16. 16-02-201-019
17. 16-02-203-006
18. 17-06-100-015

EXHIBIT 1 - UNITS THAT MAY BE REMOVED

The following is a list of PINs of the buildings that contain residential units that could possibly be removed over the 23-year life of the Redevelopment Project Area.

1. 13-35-327-042
2. 13-36-327-028
3. 13-36-327-029
4. 13-36-331-038
5. 13-36-427-014
6. 13-36-427-036
7. 13-36-427-039
8. 16-01-202-051
9. 16-01-205-002
10. 16-02-200-006
11. 16-02-200-010
12. 16-02-200-011
13. 16-02-200-016
14. 16-02-200-017
15. 16-02-201-015
16. 16-02-201-018
17. 16-02-201-019
18. 16-02-203-006
19. 17-06-100-015



HUMBOLDT PARK TIF
 HOUSING IMPACT STUDY MAP
 UNITS THAT MAYBE REMOVED
 BOUNDARY LINE
 ADJACENT TIF
 SCALE: NTS
 DATE: JANUARY 22, 2001



MACONDO
 GROUP

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KINZIE INDUSTRIAL CONSERVATION AREA TIF

SKILL BUDOR TIF