



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** O2013-5430  
**Type:** Ordinance      **Status:** Passed  
**File created:** 6/26/2013      **In control:** City Council  
**Final action:** 7/24/2013  
**Title:** Amendment of Roosevelt/Racine Tax Increment Financing (TIF) Plan  
**Sponsors:** Emanuel, Rahm  
**Indexes:** Redevelopment Agreements  
**Attachments:** 1. O2013-5430.pdf

Date	Ver.	Action By	Action	Result
8/15/2013	1	Office of the Mayor	Signed by Mayor	
7/24/2013	1	City Council	Passed	Pass
7/19/2013	1	Committee on Finance	Recommended to Pass	
6/26/2013	1	City Council	Referred	

### ORDINANCE

WHEREAS, under ordinances adopted on November 4, 1998, and published in the Journal of Proceedings of the City Council for such date at pages 80527 through 80642, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4-1 et seq., as amended (the "Act"), the City Council (the "Corporate Authorities") of the City of Chicago (the "City"): (i) approved a redevelopment plan and project (the "Redevelopment Plan") for a portion of the City known as the "Roosevelt/Racine Redevelopment Project Area" (the "Redevelopment Project Area") (such ordinance being defined herein as the "Plan Ordinance"); (ii) designated the Redevelopment Project Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance") and, (iii) adopted tax increment financing for the Redevelopment Project Area (the "TIF Adoption Ordinance") (the Plan Ordinance, the Designation Ordinance and the TIF Adoption Ordinance are collectively referred to in this ordinance as the "TIF Ordinances"); and

WHEREAS, the Redevelopment Plan established the estimated dates of completion of the redevelopment project described in the Redevelopment Plan and of the retirement of obligations issued to finance redevelopment project costs to be not more than twenty-three (23) years from the date of the adoption of the Plan Ordinance, such ultimate retirement date occurring in the year 2021, and the Corporate Authorities made a finding in the Plan Ordinance that such dates were not more than twenty-three (23) years from the date of the adoption of the Designation Ordinance in accordance with the provisions of Section 11-74.4-3(n)(3) of the Act in effect on the date of adoption of the TIF Ordinances; and

WHEREAS, Public Act 96-0773 (the "Amendatory Act"), which became effective August 28, 2009, amended the Act, among other things, to change Section 11-74.4-3.5 of the Act to provide that the date by which redevelopment projects in the Redevelopment Project Area must be completed and obligations issued to finance redevelopment project costs (including refunding bonds under Section 11-74.4-7 of the Act) must be retired to be no later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year after the year in which the ordinance approving the redevelopment project area was adopted; and

WHEREAS, the Corporate Authorities desire to amend the Redevelopment Plan to conform the Redevelopment Plan to Section 11-74.4-3.5 of the Act, as amended by the Amendatory Act, in accordance with the procedures set forth in amended Section 11-74.4-3(n)(3); and

WHEREAS, the Corporate Authorities further have determined that an amendment to the Redevelopment Plan, entitled "Roosevelt/Racine Tax Increment Financing Redevelopment Project and Plan Amendment No. 2," a copy of which is attached hereto as Exhibit A ("Plan Amendment No. 2") is necessary to increase the total estimated redevelopment project costs, to extend the life of the Redevelopment Project Area, identify current properties for acquisition, and to make other minor changes to update the Redevelopment Plan to reflect the City's current policies; and

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WHEREAS, a Public Meeting was held in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on February 25, 2013 at 6:00 p.m. at Saint Ignatius College Prep, Tully Hall, 1076 West Roosevelt Road, Chicago, Illinois; and

WHEREAS, Plan Amendment No. 2 was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since March 1, 2013, being a date not less than 10 days before the meeting of the Community Development Commission of the City ("Commission") at which the Commission adopted Resolution 13-CDC-8 on March 12, 2013 fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Housing and Economic Development", and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of Plan Amendment No. 2 was sent by mail on March 19, 2013, which is within a reasonable time after the adoption by the Commission of Resolution 13-CDC-8 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to (i) all taxing districts having property within the Area and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on March 18, 2013, and (ii) to taxpayers within the Area by publication in the Chicago Sun-Times on April 16, 2013 and April 23, 2013, and by certified mail on April 16, 2013; and

WHEREAS, a meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on April 5, 2013 at 10:00 a.m., to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of Plan Amendment No. 2 and other matters, if any, properly before it; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of Plan Amendment No. 2 on May 14, 2013; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 13-CDC-12 attached hereto as Exhibit B, adopted on May 14, 2013, recommending to the City Council approval of Plan Amendment No. 2, among other related matters; and

WHEREAS, the Corporate Authorities have reviewed Plan Amendment No. 2, testimony from the Public Meeting and the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or

appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; now, therefore,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

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SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. Approval of Amendment to Redevelopment Plan. Plan Amendment No. 2 is hereby approved. Except as amended hereby, the Redevelopment Plan shall remain in full force and effect.

SECTION 3. Finding. The Corporate Authorities hereby find that the estimated dates of completion of the redevelopment project described in the Redevelopment Plan and of the retirement of obligations issued to finance redevelopment project costs set forth in the Redevelopment Plan, as amended by Plan Amendment No. 2, conform to the provisions of Section 11-74.4-3.5 of the Act, as amended by the Amendatory Act.

SECTION 4. Invalidity of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 5. Supersedes All ordinances (including, without limitation, the TIF Ordinances), resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflicts.

SECTION 6. Effective Date. This ordinance shall be in full force and effect immediately upon its passage and approval.

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EXHIBIT A

Plan Amendment No. 2

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**Roosevelt/Racine Tax Increment Financing Redevelopment Project  
and Plan Amendment No. 2**

**City of Chicago, Illinois**

**City of Chicago Rah ni Emanuel, Mayor**

**November 4, 1998 Amendment No. 1, December 8, 2004  
Amendment No. 2, March 1, 2013**

**Department of Housing and Economic Development Andrew J. Mooney,  
Commissioner**

*Prepared by: Laube Consulting Group 200 S. Wacker Dr., Suite  
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*Roosevelt/Racine TIF Redevelopment Project and Plan Amendment No. 2*

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- Amended Figure 2 - Proposed Land Use Plan
- Amended Figure 4 - Acquisition Plan
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## EXECUTIVE SUMMARY

The Illinois General Assembly passed the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) (the "Act") to address the growing number of blighted areas in many Illinois municipalities. The blighting of communities impairs the value of private investment and threatens the growth of the community's tax base. The Act declares that in order to promote the public health, safety, morals, and welfare, blighting conditions must be eliminated.

Therefore, to induce redevelopment pursuant to the Act, the City Council adopted three ordinances on November 4, 1998 approving the Roosevelt/Racine Tax Increment Financing Redevelopment Project and Plan (the "Original Plan"), designating the Roosevelt/Racine Redevelopment Project Area (the "Project Area") as a "redevelopment project area", and adopting Tax Increment Allocation Financing for the Project Area. On December 8, 2004, the City Council adopted Amendment No. 1 to Roosevelt/Racine Tax Increment Financing Redevelopment Project and Plan ("Amendment No. 1"; the Original Plan, as amended by Amendment No. 1, the "Redevelopment Plan").

Additionally, on August 28, 2009 and in furtherance of these goals, Public Act 96-0773 became law giving the City authorization to extend the life of the Project Area.

The Redevelopment Plan is being amended to extend the life of the Project Area, amend the eligible cost budget, bring the Redevelopment Plan up to current City ordinance and policy standards, and identify current properties for acquisition. The amendments to the Redevelopment Plan are outlined below and follow the format of the Redevelopment Plan.

The City certifies that no housing impact study is required because there is no intent or plan to relocate ten or more inhabited units as of the date of this Amendment No. 2.

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I. INTRODUCTION

*No changes.*

II. *LEGAL DESCRIPTION AND PROJECT BOUNDARY* *No changes.*

III. ELIGIBILITY CONDITIONS

*No changes.*

IV. *REDEVELOPMENT GOALS AND OBJECTIVES* *No changes.*

V. REDEVELOPMENT PROJECT

*Section V is amended by inserting the following text after the last paragraph immediately prior to Subsection A:*

The preparation of Amendment No. 2 has included a review of Phase II and III of CHA's ABLA redevelopment plans. All the goals, as set forth in the Redevelopment Plan, are still applicable to all future plans. The preparation of the Redevelopment Plan included a review of the CHA's 1997 Hope VI Revitalization Application dated December 6, 1997, the CHA's Hope VI Application for a Revitalization Plan ABLA Homes (Brooks Extension - Target Development) and the City of Chicago Department of Urban Renewal's 1966 Roosevelt/Halsted Proposals for Renewal, as well as numerous physical needs and modernization cost estimate reports prepared for the use of CHA planners.

A. *Overall Redevelopment Concept - No Changes*

B. *Development and Design Objectives - No Changes*

C. *Generalized Land Use Plan - Subsection C is amended by deleting the last sentence of the first paragraph and replacing it with the following text:*

The types of land uses as shown in Figure 2 (residential, commercial, institutional, parking, mixed-use) are consistent with the overall planning efforts of the City as of the date of Amendment No. 2 to this Redevelopment Plan and may be modified from time to time with the appropriate approvals from the City. As long as any proposed land use is consistent with the intent and approval of the City, as may change from time to time, the City may enter into a Redevelopment Agreement that contemplates TIF Assistance without another amendment to this Redevelopment Plan.

*Subsection C is further amended by deleting the fourth paragraph and replacing it with the following text:*



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As part of the Amendments to this Redevelopment Plan, the City intends to acquire or assist with the acquisition of the parcels contained in the amended Figure 4, Acquisition Plan, to this Redevelopment Plan.

*Subsection C is further amended by deleting the fifth paragraph and replacing it with the following text:*

The General Land Use Plan designates seven (7) land use categories with the Project Area as described below.

*The following land use categories are amended as follows: The last sentence of the second*

*bullet is deleted.*

*The third bullet is deleted and replaced with the following text:*

- Mixed Use - Residential/Commercial - Includes areas where a range of uses may be appropriate and will depend upon the type of redevelopment activities that occur in surrounding areas. Possible uses in this category include: Residential and/or Commercial.
- Mixed Use - Residential/Commercial/Institutional - Includes areas where a range of uses may be appropriate and will depend upon the type of redevelopment activities that occur in surrounding areas. Possible uses in this category include: Residential, Commercial and/or Institutional

*The fourth bullet is deleted and replaced with the following text:*

- Institutional - Areas including but are not limited to, educational facilities, social, emergency response or public safety, religious institutions, community centers, museums and parks.

D. *Planning Sub-Areas - No Changes*

E. *Redevelopment Improvements and Activities - Subsection E is amended by deleting the last paragraph immediately prior to Subsection E. 1 and replacing it with the following text:*

The City requires that developers who receive Tax Increment Financing assistance for market rate housing set aside 20 percent of the units to meet affordability criteria established by the City's Department of Community Development or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 100 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 60 percent of the area median income. Specific requirements of each development shall be set forth in each respective redevelopment agreement.

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels.

*1. Property Assembly - Subsection E.1 is deleted and replaced by the following text:*

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

Amended Figure 4, the Acquisition Map, indicates the parcels currently proposed to be acquired for redevelopment in the Project Area. Exhibit V contains the land acquisition by block and parcel identification number ("PIN") which portrays the acquisition properties in more detail.

In connection with the City exercising its power to acquire real property not currently identified on Amended Figure 4, the Acquisition Map, including the exercise of the power of eminent domain, under the Act in implementing the Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan.

For properties described on Exhibit V as amended: (1) the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the amendments to the Redevelopment Plan; (2) the acquisition of vacant properties by the City shall commence within ten years from the date of publication of the ordinance authorizing the acquisition. In either case, acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of the applicable period, the City may acquire such property pursuant to these amendments under the Act according to its customary procedures as described in preceding paragraph.

*2. Relocation - Subsection E.2 is deleted and replaced by the following text:*

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

*F. Redevelopment Project Costs - Subsection F is deleted and replaced by the following text:*

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Redevelopment Plan (the "Redevelopment Project Costs").

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for

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example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(1 1)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Redevelopment Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Exhibit I or otherwise adjust the line items in Exhibit I without amendment to this Redevelopment Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Redevelopment Plan.

1. Eligible Redevelopment Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The costs of marketing sites within the Project Area to prospective businesses, developers and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
- e) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification subject to the limitations in Section ll-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of welfare to work programs implemented by businesses located within the Project Area;
- g) Financing costs including, but not limited to, all necessary and incidental expenses

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related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;

- h) To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- i) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- j) Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of

relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);

- k) Payment in lieu of taxes, as defined in the Act;
- l) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) 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, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
- m) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the development project during that year;

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3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
  5. up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- n) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the City may pay up to 50 percent 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 benefits under the Act;
- o) The costs of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph,

Mow-income families' means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

- p) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- q) If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 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 Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

## 2. Estimated Redevelopment Project Costs

To eliminate the blighting factors present in the Project Area and to meet the redevelopment objectives, the City plans to make and/or induce a number of improvements in the Project Area. Exhibit I below identifies the eligible Redevelopment Project Costs under the Act that the City may fund to implement the Redevelopment Plan over the Project Area's term. The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December

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31, 2034, 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 thirty-fifth calendar year following the year in which the ordinance approving the Project Area was adopted.

Redevelopment projects in the Project Area would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

*G. Sources of Funds to Pay Redevelopment Project Costs - Subsection G is deleted and replaced by the following text:*

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur Redevelopment Project Costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area may be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the 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 Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be 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 that 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 Project Area, the City may determine that it is in the best interests of the City and the furtherance of the purposes of the

Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the 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 Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in Exhibit I, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

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*H. Issuance of Obligations - Subsection H is deleted and replaced by the following text:*

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligations bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31, 2034, 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 thirty-fifth calendar year following the year in which the ordinance approving the Project Area is adopted.

Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

*I. Valuation of the Project Area - Subsection 1 is deleted and replaced by the following text:*

1. **Certified Base EAV**

The County Clerk has certified the Base EAV of the Project Area to be \$6,992,428. Please see Amended Exhibit II in the Appendix.

2. **Anticipated EAV**

Based upon the extension of this Project Area, numerous blighting factors will be eliminated and growth and development of the Project Area will occur in accordance with the Redevelopment Agreement(s) between the City and businesses in the Project Area and other interested parties. It is estimated that the total EAV of the real property following completion of all phases of the redevelopment project in the Project Area will be approximately \$118.4 million.

**VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE**

*Section VI is amended by inserting the following paragraph at the end of the Section:*

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*Roosevelt/Racine TIF Redevelopment Project and Plan Amendment No. 2*

The Illinois Legislature, via Public Act 96-0773 effective August 28, 2009, has affirmed these original findings by authorizing that the Project Area be extended to a maximum life of 35-years so that the blighting factors can continue to be eliminated and create a continued environment for the transformation of a blighted area into new commercial, market rate residential and affordable housing opportunities for the general area.

VII. FINANCIAL IMPACT

*Section VII is amended by inserting the following paragraph at the end of the Section:*

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the 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.

VIII. DEMAND ON TAXING DISTRICT SERVICES

*Section VIII is amended by inserting the following paragraph at the end of the Section:*

After the term of the Project Area, the taxing districts will receive the benefits of an increased property tax base.

IX. CONFORMITY OF THE REDEVELOPMENT PLAN FOR THE PROJECT AREA TO LAND USES APPROVED BY THE PLANNING COMMISSION OF THE CITY

*Section IX is deleted and replaced by the following text:*

This Redevelopment Plan and Project include land uses which will be approved by the Chicago Plan Commission prior to the adoption of the Redevelopment Plan and Project.

Therefore, the overall proposed land use is consistent with the intent and direction set forth by comprehensive and strategic planning efforts.

X. PHASING AND SCHEDULING

*Section X is amended by deleting the last sentence of the Section and replacing it with the following text:*

The estimated date for completion of redevelopment projects in the Project Area is no later than December 31, 2034, 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 thirty-fifth calendar year following the year in which the ordinance approving the Project Area was adopted.

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XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN

*No changes.*

XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES, AFFIRMATIVE ACTION PLAN AND PREVAILING WAGE AGREEMENT

*Section XII is deleted and replaced by the following text:*

The City is committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Plan, including, but not limited to- hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) Redevelopers must meet the City's standards for participation of 24 percent Minority Business Enterprises and 4 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C) 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.
- D) Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

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**FIGURES & EXHIBITS**



~ *Figure 1: Project Area Boundary Map - No Change*

*Figure 2: Proposed Land Use Plan - To be deleted and replaced with Amended Figure 2 -Proposed Land Use Plan*

*Figure 3: Planning Subareas - No Change*

*Figure 4: Acquisition Plan; To be deleted and replaced with Amended Figure 4 - Acquisition Plan*

*Exhibit I: Estimated Redevelopment Project Costs - To be deleted and replaced by Amended Exhibit I- Estimated Redevelopment Project Costs*

*Exhibit II: 1997 Estimated Equalized Assessed Valuation by Tax Parcel - To be deleted and replaced with the actual Certified Equalized Assessed Valuation by Tax Parcel by the Cook County Clerk. Please see amended Exhibit II.*

^ ***Exhibit III: Roosevelt/Racine Project Area Tax Increment Financing Eligibility Study - No Change***

- *Exhibit IV: Roosevelt/Racine Project Area Legal Description - No change*

*Exhibit V: Parcels to be Acquired - To be deleted and replaced by Amended Exhibit V-Parcels to be Acquired*

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## **APPENDIX**

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*City of Chicago*  
*Roosevelt/Racine TIF Redevelopment Project and Plan Amendment No. 2*

**Amended Figure 2 - Proposed Land Use Plan**

*Laube Consulting Group, LLC*

Figure 2  
**Proposed Land-Use Plan**

**Roosevelt\ Racine Amendment**

**Chicago, Illinois**

Tax Increment financing Redevelopment Project Area

Prepared By: SPACECO. Inc.  
Date: 02/25/2013

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***City of Chicago***  
***Roosevelt/Racine TIF Redevelopment Project and Plan Amendment No. 2***

**Amended Figure 4 - Acquisition Plan**

Laube Consulting Group, LLC

## FIGURE 4 ACQUISITION PLAN

Figure 4 Acquisition Plan

Roosevelt\ Racine Amendment

Chicago, Illinois

Tax Increment Financing Redevelopment Project Area

Prepared By: SPACECO, Inc.

Date: 02/25/2013

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City of Chicago

Roosevelt/Racine TIF Redevelopment Project and Plan Amendment No. 2

**Estimated Redevelopment Project Cost from Amendment No. 1 (included merely as a reference and is being deleted and replaced by the exhibit on the following page totaling \$99,500,000)**

Eligible Activities:

1. Professional Services \$1,000,000

2. Property Assembly including Acquisition, Site \$7,500,000 Preparation and Demolition, Environmental Remediation

3. Rehabilitation Costs \$1,000,000

4. Eligible Construction Costs (Affordable Housing) \$11,000,000

5. Relocation Costs \$2,000,000

6. Public Works or Improvements \$18,000,000

7. Job Training, Retraining and Welfare to Work Costs \$4,500,000

8. Interest Costs \$1,000,000

9. Child Day Care Costs \$1,000,000

Total Eligible Redevelopment Project Costs \$47,000,000

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*City of Chicago*

*Roosevelt/Racine TIF Redevelopment Project and Plan Amendment No. 2*

**Amended Exhibit I - Estimated Redevelopment Project Costs (replaces the exhibit from Amendment No. 1 that is shown on the previous page)**

**Redevelopment Project Area**

Eligible Activities:

1. Analysis, Administration, Studies, Surveys, Legal, \$500,000 Marketing, etc.	
2. Property Assembly including Acquisition, Site Prep and \$30,000,000 Demolition, Environmental Remediation	
3. Rehabilitation of Existing Buildings, Fixtures and \$40,000,000 Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs	
4. Public Works & Improvements, including streets and	\$24,000,000
4. utilities, parks and open space, public facilities (schools & other public facilities) (Note 1 below)	
5. <i>Job Training, Retraining, Welfare-to-Work</i>	<i>\$500,000</i>
6. <i>Financing costs</i>	<i>\$1,000,000</i>
7. <i>Day Care Services</i>	<i>\$500,000</i>
8. <i>Relocation costs</i>	<i>\$1,000,000</i>
9. <i>Interest subsidy</i>	<u><i>\$2,000,000</i></u>
<i>Total Eligible Redevelopment Project Costs (Notes 2-5 below)</i>	<i>\$99,500,000</i>

***Laube Consulting Group; LLC***

*City of Chicago*  
*Roosevelt/Racine TIF Redevelopment Project and Plan Amendment No. 2*

Notes for Exhibit of Redevelopment Project Costs

- 1) This category may also include paying for or reimbursing: (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the 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 Plan.
- 2) Total Redevelopment Project Costs represent an upper limit on expenditures that are to be funded using tax increment revenues and exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These additional financing costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs. Adjustments to the estimated line item costs in Exhibit I are anticipated, and may be made by the City without further amendment to this Plan to the extent permitted by the Act. Each individual project cost will be re-evaluated in light of the projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.
- 3) The 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 which 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.
- 4) All costs are shown in 2012 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index ("CPI") for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor or a similar index acceptable to the City.
- 5) Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

***Laube Consulting Group, LLC***

***City of Chicago***

***Roosevelt/Racine TIF Redevelopment Project and Plan Amendment No. 2***

**Amended Exhibit II - Certified Base Equalized Assessed Value by Tax Parcel**



**Laube Consulting Group, LLC**

STATE OF ILLINOIS )

)SS

COUNTY OF COOK )

**CERTIFICATE OF INITIAL EQUALIZED ASSESSED VALUATION**

i, DAVID D. ORR, do hereby certify that I am the duly qualified and acting Clerk of the County of Cook in the State of Illinois. As such Clerk and pursuant to Section 11-74.4-9 of the Real Property Tax Increment Allocation Redevelopment Act (Illinois Revised Statutes, Chap. 24) I do further:

CERTIFY THAT on December 29, 1998 the Office of the Cook County Cleric received certified copies of the following Ordinances adopted by the City of Chicago, Cook County, Illinois on November 4, 1998:

1. "Approving and Adopting a Redevelopment Plan and Project for the Roosevelt/Racine Redevelopment Project Area";
2. "Designating the Roosevelt/Racine Redevelopment Project Area as a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act"; and
3. "Adopting Tax Increment Allocation Financing for the Roosevelt/Racine Redevelopment Tax Increment Financing Project".

CERTIFY THAT the area constituting the Tax Increment Redevelopment Project Area subject to Tax Increment Financing in the City of Chicago, Cook County, Illinois, is legally described in said Ordinances.

CERTIFY THAT the initial equalized assessed value of each lot, block, and parcel of real property within the said City of Chicago Project Area as of November 4, 1998 is as set forth in the document attached hereto and made a part hereof as Exhibit "A";

CERTIFY THAT the total initial equalized assessed value of all taxable real property situated within the said City of Chicago Tax Increment Redevelopment Project Area is:

TAX CODE AREA 77023	\$ 5,920,328
TAX CODE AREA 77040	\$ 1,072,100

for a total of

SIX MILLION, NINE HUNDRED NINETY-TWO THOUSAND, FOUR HUNDRED TWENTY-EIGHT DOLLARS AND NO CENTS

₹ 6,992,428.5

such total initial equalized assessed value as of November 4, 1998, having been computed and ascertained from the official records on file in my office and as set forth in Exhibit "A".

IN WITNESS WHEREOF, I have hereunto affixed my signature and the corporate seal of COOK COUNTY" this 28<sup>th</sup> day of April 2010.

(SEAL)

' "

County Clerk

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STATE OF ILLINOIS )

)SS

COUNTY OF COOK )

**CERTIFICATE OF INITIAL EQUALIZED ASSESSED VALUATION**

I, DAVID D. ORR, do hereby certify that I am the duly qualified and acting Clerk of the County of Cook in the State of Illinois. As such Clerk and pursuant to Section 11-74.4-9 of the Real Property Tax Increment Allocation Redevelopment Act (Illinois Revised Statutes, Chap. 24) I do further:

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2. "Designating the Roosevelt/Racine Redevelopment Project Area as a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act"; and
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TAX CODE AREA 77040	\$ 1,072,100

for a total of

SIX MILLION. NINE HUNDRED NINETY-TWO THOUSAND, FOUR HUNDRED TWENTY-EIGHT DOLLARS AND NO CENTS

(\$ 6,992,428.)

such total initial equalized assessed value as of November 4, 1998, having been computed and ascertained from the official records on file in my office and as set forth in Exhibit 'A'

IN WITNESS WHEREOF, I have hereunto affixed my signature and the corporate seal of COOK COUNTY (his 28<sup>th</sup> day of April 2010.

(SEAL)

^

County Clerk

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CLRTM3 69

DATE 04/28/2010 AGENCY: 03-0210-591 TIF CITY

PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE PROPERTY WITHIN SUCH SUCH PROJECT AREA:

17-17-320-001-0000

17-17-320-002-0000  
17-17-321-001-0000  
17-17-322-009-0000  
17-17-323-002-0000  
17-17-323-006-0000  
17-17-323-008-0000  
17-17-323-017-0000  
17-17-323-018-0000  
17-17-323-019-0000  
17-17-323-020-0000  
17-17-323-021-0000  
17-17-323-022-0000  
17-17-323-023-0000  
17-17-323-024-0000  
17-17-323-025-0000  
17-17-323-026-0000  
17-17-323-027-0000  
17-17-323-028-0000  
17-17-323-029-0000  
17-i 7-323-030-0000  
27-17--323-031 -OGOO  
17-17-323-032-0000  
1.7-17-323-03 3-4000  
17-17-323-033-4001  
17-17-323-033-4002  
17-17-323-033-4003

PAGE NO. 1

OF CHICAGO-ROOSEVELT RD/RACINE AVE

1997 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:

00000000000000000000000000000000

OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-17-323-033-4004	0
17-17-323-033-4005	0
17-17-323-033-4006	0
17-17-323-034-4000	0
17-17-323-034-4001	. 0
17-17-323-034-4002	0
17-17-323-034-4003	0
17-17-323-034-4004	0
17-17-323-034-4005	0
17-17-323-034-4006	0
17-17-323-035-4000	0
17-17-323-035-4001	0
17-17-323-035-4002	0
17-17-323-035-4003	0
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17-17-323-035-4005	0
17-17-323-035-4006	0
17-17-323-036-4000	0
17-17-323-036-4001	0
17-17-323-036-4002	0
17-17-323-036-4003	0
17-17-323-037-0000	0
17-17-323-038-0000	0
17-17-323-039-0000	0
1.7-17-323-040-0000	G
17-17-323-041-0000	0
17-17-323-042-0000	0

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PAGE NO. 3

DATE 04/28/2010

AGENCY: 03-0210-591 TIF CITY OF CHICAGO-ROOSEVELT RD/RACINE AVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

SUCH PROJECT AREA:

17-17-323-043-0000	0
17-17-323-044-0000	0
17-17-323-045-0000	0
17-17-323-046-0000	0
17-17-323-047-0000	0
17-17-323-048-4000	0
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17-17-332-019-0000	0
17-17-332-020-0000	0
17-17-332-021-0000	0
17-17-332-022-0000	0

17-17-332-023-0000

CLRTM369

PAGE MO. 4

DATE 04/28/2010

AGENCY: 03-0210-591 TIF CITY OF CHICAGO-ROOSEVELT RD/RACINE AVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-17-332-024-0000	0
17-17-333-007-0000	0
17-17-333-008-0000	0
17-17-333-009-0000	0
17-17-333-010-0000	0
17-17-333-011-0000	0
17-17-333-012-0000	0
17-17-333-013-0000	0
17-17-333-014-0000	0
17-17-333-015-0000	0
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17-17-333-023-0000	0
17-17-333-024-0000	0
17-17-333-025-0000	0
17-17-333-026-0000	0
17-17-333-027-0000	G
17-17-333-028-0000	0
17-17-333-029-0000	0
17-17-333-030-0000	0
17-17-333-031-0000	0
17-17-333-032-0000	0

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PAGE NO. 5

DATE 04/28/2010

AGENCY: 03-0210-591 TIF CITY OF CHICAGO-ROOSEVELT RD/RACINE AVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-17-333-033-0000	0
--------------------	---

17-17-333-034-0000	0
17-17-333-035-0000	0
17-17-333-036-0000	0
17-17-333-037-0000	0
17-17-333-038-0000	0
17-17-333-039-0000	0
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17-17-333-042-0000	0
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17-17-333-044-0000	0
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17-17-333-046-0000	0
17-17-334-006-0000	0
17-17-334-009-0000	0
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17-17-334-027-0000	0
17-17-334-023-0000	0
17-17-334-029-0000	0
17-17-334-030-0000	0

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DATE 04/28/2010

AGENCY: 03-0210-591 TIF CITY OF CHICAGO-ROOSEVELT RD/RACINE AVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-17-334-031-0000	0
17-17-334-032-0000	0

17-17-334-033-0000	0
17-17-334-034-0000	0
17-17-334-035-0000	0
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17-17-334-045-4002	0
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17-17-334-046-4000	0
17-17-334-046-4001	0
17-17-334-046-4002	0
17-17-334-046-4003	0
17-17-334-046-4004	0
17-17-334-046-4005	0

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PAGE NO. 7

DATE 04/28/2010

AGENCY: 03-0210-591 TIF CITY OF CHICAGO-ROOSEVELT RD/RACINE AVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

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17-17-334-047-4000	0
17-17-334-047-4001	0



17-17-334-047-4002	0
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17-17-334-047-4004.	0
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17-17-334-048-4001	0
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17-17-334-050-4005	0
17-17-334-050-4006	0
17-17-334-051-4000	0
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17-17-334-051-4002	0
17-17-334-051-4003	0

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PAGE NO. 8

DATE 04/28/2010

AGENCY: 03-0210-591 TIF CITY OF CHICAGO-ROOSEVELT RD/RACINE AVE

PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT AREA:  
SUCH PROJECT AREA:

17-17-334-052-4000	0
17-17-334-052-4001	0
17-17-334-052-4002	0
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17-17-334-052-4005	0
17-17-334-052-4006	0
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17-17-335-005-0000	0
17-17-335-006-0000	0
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17-17-335-008-0000	0
17-17-335-009-0000	0
17-17-335-010-0000	0
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17-17-335-014-0000	0
17-20-100-006-0000	34,058
17-20-100-007-C0C0	27,467
17-20-100-008-0000	3,339
17-20-100-003-0000	3,339
17-20-100-010-0000	3,339
17-20-100-011-0000	0

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DATE 04/28/2010

AGENCY: 03-0210-591 TIF CITY OF CHICAGO-ROOSEVELT RD/RACINE AVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
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1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-20-100-012-0000	3,339
17-20-100-013-0000	3,339
17-20-100-014-0000	5,009
17-20-100-015-0000	20,077
17-20-100-016-0000	55,762

17-20-100-017-0000	3,339
17-20-100-018-0000	3,339
17-20-100-019-0000	38,869
17-20-100-020-0000	47,100
17-20-100-021-0000	9,391
17-20-100-022-0000	3,382
17-20-100-023-0000	3,382
17-20-100-024-0000	15,670
17-20-100-042-0000	0
17-20-100-043-0000	0
17-20-100-045-0000	0
17-20-100-046-0000	'228,359
17-20-101-001-0000	3,378
17-20-101-002-0000	9,700
17-20-101-003-0000	7.672
17-20-101-004-0000	17,608
17-2G-101-005-0000	44,067
17-20-1.01-006-0000	47,639
17-20-101-007-0000	16,994
17-20-101-008-0000	51,975
17-20-101-009-0000	18,481
17-20-101-010-0000	23,157

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-20-101-011-0000	10,020
17-20-101-012-0000	7,884
17-20-101-039-0000	0
17-20-101-040-0000	24,444
17-20-101-041-0000	0
17-20-102-049-0000	0

17-20-102-050-0000	0
17-20-102-051-0000	0
17-20-102-052-0000	0
17-20-102-054-0000	94,651
17-20-102-055-0000	22,300
17-20-102-056-0000	31,477
17-20-102-057-0000	43,399
17-20-102-058-0000	53,652
17-20-102-059-0000	9,435
17-20-102-060-0000	39,689
17-20-102-061-0000	9,977
17-20-102-062-0000	70,554
17-20-102-063-0000	9,977
17-20-102-064-0000	91,118
17-20-1.02-065-0000	12.02S
17-20-103-001-0000	49,083
17-20-103-002-0000	8,254
17-20-103-003-0000	8,254
17-20-103-005-0000	10,959
17-20-103-006-0000	8,546
17-20-103-007-0000	10,626

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PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE PROPERTY WITHIN SUCH SUCH PROJECT AREA:	1997 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:
---	---

17-20-103-008-0000	4,349
17-20-103-009-0000	4,349
17-20-103-010-0000	23,285
17-20-103-011-0000	127,668
17-20-103-012-0000	8,699
17-20-103-013-0000	4,349
17-20-103-014-0000	10,128

17-20-103-047-0000	0
17-20-103-051-0000	32,207
17-20-103-052-0000	9,350
17-20-103-053-0000	35,709
17-20-103-054-0000	3,851
17-20-103-055-0000	3,381
17-20-103-056-0000	3,302
17-20-103-057-0000	3,302
17-20-103-058-0000	3,381
17-20-103-059-0000	4,637
17-20-103-060-0000	30,421
17-20-103-061-0000	42,951
17-20-103-062-0000	32,300
17-20-103-063-0000	~:055
17-20-104-001-0000	0
17-20-104-003-0000	15.034
17-20-104-022-0000	0
17-20-104-023-0000	0
17-20-104-024-0000	0
17-20-104-025-0000	0

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PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT AREA:  
SUCH PROJECT AREA:

17-20-104-026-0000	0
17-20-104-027-0000	0
17-20-104-047-0000	0
17-20-104-048-0000	0
17-20-104-049-0000	0
17-20-105-009-0000	0
17-20-105-010-0000	0
17-20-105-011-0000	0

17-20-105-020-0000	0
17-20-105-021-0000	0
17-20-105-022-0000	0
17-20-105-023-0000	0
17-20-105-024-0000	0
17-20-105-025-0000	0
17-20-105-026-0000	0
17-20-105-027-0000	0
17-20-105-028-0000	0
17-20-105-029-0000	0
17-20-105-030-0000	0
17-20-105-031-0000	0
17-20-105-032-0000	0
17-20-105-033-0000	0
17-20-105-034-0000	0
17-20-105-055-0000	0
17-20-105-036-0000	0
17-20-105-037-0000	0
17-20-105-038-0000	

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-20-105-039-0000	0
17-20-105-040-0000	0
17-20-105-041-0000	0
17-20-105-042-0000	0
17-20-105-043-0000	0
17-20-105-044-0000	0
17-20-105-045-0000	0
17-20-105-047-0000	0
17-20-105-048-0000	0

17-20-106-056-0000		0
17-20-106-057-0000		0
17-20-106-058-0000		0
17-20-106-059-0000		0
17-20-106-060-0000		0
17-20-106-061-0000		0
17-20-107-046-0000	■	0
17-20-108-001-0000		35,240
17-20-108-002-0000		2,802
17-20-108-003-0000		0
17-20- L06-u04-000iJ		0
17-20-108-005-0000		0
<i>1 / ■■• s v,* -I'j 8 - u z £. - 0 j li 0</i>		<i>0</i>
17-20-108-023-0000		0
17-20-108-044-0000		0
17-20-109-001-0000		Q
17-20-103-002-0000		0
17-20-109-003-0000		0

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-20-109-004-0000		0
17-20-109-005-0000		0
17-20-109-006-0000		0
17-20-109-007-0000		0
17-20-109-008-0000		0
17-20-109-009-0000		0
17-20-109-010-0000		0
17-20-109-011-0000		0
17-20-109-012-0000		0
17-20-109-013-0000		0

17-20-109-014-0000	0
17-20-109-015-0000	0
17-20-109-016-0000	0
17-20-109-017-0000	0
17-20-109-018-0000	0
17-20-109-019-0000	0
17-20-109-020-0000	0
17-20-109-021-0000	0
17-20-109-022-0000	0
17-20-109-023-0000	0
17-20-109-024-0000	0
17-20-109-025-0000	0
17-20-109-026-0000	0
17-20-109-027-0000	0
17-20-109-028-0000	0
17-20-109-029-0000	0
17-20-109-030-0000	0

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-20-109-031-0000	0
17-20-109-032-0000	0
17-20-109-033-0000	0
17-20-109-034-0000	0
17-20-109-035-0000	0
17-20-109-036-0000	0
17-20-109-037-0000	0
17-20-109-038-0000	0
17-20-109-039-0000	0
17-20-109-040-0000	0
17-20-109-041-0000	0



17-20-109-042-0000	0
17-20-109-043-0000	0
.17-20-110-051-0000	0
17-20-111-005-0000	0
17-20-111-013-0000	0
17-20-111-014-0000	0
17-20-111-015-0000	0
17-20-111-022-0000	0
17-20-111-023-0000	0
17-20-111-024-0000	0
17-20-111-025-0000	0
17-20-111-026-0000	0
17-20-111-027-0000	0
17-20-112-001-0000	10,396
17-20-112-004-0000	29,137
17-20-112-006-0000	55,850

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OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-20-112-009-0000	845
17-20-112-010-0000	845
17-20-112-011-0000	845
17-20-112-012-0000	0
17-20-112-013-0000	0
17-20-112-037-0000	16,134
17-20-112-038-0000	0
17-20-112-039-0000	- 0
17-20-112-040-0000	0
17-20-112-041-0000	0
17-20-112-042-0000	7,214
17-20-113-001-0000	0

17-20-113-002-0000	0
17-20-113-003-0000	0
17-20-113-004-0000	0
17-20-113-005-0000	0
17-20-113-006-0000	0
17-20-113-007-0000	0
17-20-113-008-0000	0
17-20-113-009-0000	0
17-20-113-010-0000	0
17-20-113-011-0000	0
17-20-113-012-0000	0
17-20-113-013-0000	0
17-20-113-014-0000	0
17-20-113-015-0000	0
17-20-113-016-0000	0

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PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE PROPERTY WITHIN SUCH SUCH PROJECT AREA: 1997 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:

17-20-113-017-0000	0
17-20-113-018-0000	0
17-20-113-019-0000	0
17-20-113-020-0000	0
17-20-113-045-0000	0
17-20-114-044-0000	0
17-20-115-048-0000	0
17-20-115-049-0000	0
17-20-116-002-0000	9,560
17-20-116-003-0000	2,837
17-20-116-004-0000	18,584
17-20-116-005-0000	8,598
17-20-116-006-0000	2,837

17-20-116-009-0000	0
17-20-116-010-0000	2,837
17-20-116-011-0000	10,375
17-20-116-046-0000	0
17-20-1.16-047-0000	0
17-20-116-048-0000	44,839
17-20-116-049-0000	1.730
17-20-116-050-0000	4,306
17-20-116-051-0000	41,177
17-20-117-050-0000	"
17-20-117-051-0000	0
17-20-118-024-0000	0
17-20-118-025-0000	0
17-20-118-026-0000	0

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PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE PROPERTY WITHIN SUCH SUCH PROJECT AREA:	1997 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:
---	---

17-20-118-027-0000	0
17-20-119-001-0000	0
17-20-119-002-0000	0
17-20-119-003-0000	0
17-20-119-004-0000	0
17-20-119-005-0000	0
17-20-119-006-0000	0
17-20-119-007-0000	0
17-20-119-008-0000	0
17-20-119-009-0000	0
17-20-119-010-0000	0
17-20-119-011-0000	0
17-20-119-012-0000	0
17-20-119-013-0000	0

17-20-119-014-0000	0
17-20-119-015-0000	0
17-20-119-019-0000	0
17-20-119-020-0000	0
17-20-119-021-0000	0
17-20-119-022-0000	0
	n
17 - 20-119-02 3- 000 0 17-	
20-119-024-0000	17-20-119-
025-000C	17-20-119-026-0000
17-20-119-027-0000	17-20-119
-028-0000 17-20-119-029-0000	

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OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-20-119-030-0000	0
17-20-119-031-0000	0
17-20-119-032-0000	0
17-20-119-033-0000	0
17-20-120-001-0000	0
17-20-121-022-0000	0
17-20-121-023-0000	0
17-20-121-033-0000	0
17-20-121-034-0000	0
17-20-121-035-0000	0
17-20-121-036-0000	0
17-20-121-040-0000	0
17-20-122-040-0000	0
17-20-122-041-0000	0
17-20-123-037-0000	0
17-20-124-001-0000	0

17-20-124-002-0000	0
17-20-124-003-0000	0
17-20-124-004-0000	0
17-20-124-005-0000	0
17-20-124-006-0000	0
17-20-124-007-0000	0
17-20-124-008-0000	0
17-20-124-009-0000	0
17-20-124-010-0000	0
17-20-124-011-0000	0
17-20-124-012-0000	0

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PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE PROPERTY WITHIN SUCH SUCH PROJECT AREA: 1997 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:

17-20-124-013-0000	0
17-20-124-014-0000	0
17-20-124-019-0000	0
17-20-124-020-0000	0
17-20-125-001-0000	38,530
17-20-125-002-0000	7,085
17-20-125-003-0000	' 6,470
17-20-125-004-0000	6,470
17-20-125-005-0000	6,470
17-20-125-006-0000	6,470
17-20-125-007-0000	7,650
17-20-125-008-0000	6,470
17-20-125-009-0000	6,696 •
17-20-125-010-0000	10,319
17-20-125-011-0000	21,324
17-20-126-001-0000	22,847
17-20-126-002-0000	14,645

17-20-126-003-0000	26,006
17-20-126-004-0000	71,883
17-20-127-001-0000	631,871
17-20-1 27-002-0 00 0	1,405
17-20-127-003-0000	1,405
17-20-127-004-0000	1,405
17-20-127-005-0000	1,405
17-20-127-005-0000	1,405
17-20-127-007-0000	1,405
17-20-127-008-0000	1,405

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PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK, TRACT OR  
PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT AREA:  
SUCH PROJECT AREA:

17-20-127-009-0000	1,405
17-20-127-010-0000	1,405
17-20-127-011-0000	1,405
17-20-127-012-0000	1,405
17-20-127-013-0000	1,405
17-20-127-014-0000	1,405
17-20-127-015-0000	1,405
17-20-128-020-0000	526,827
17-20-129-001-0000	10,964
17-20-129-002-0000	8,076
17-20-129-003-0000	4,171
17-20-200-066-0000	29,213
17-20-200-067-0000	63,186
17-20-200-069-0000	13,292
17-20-200-075-0000	21,083
17-20-200-077-0000	15,395
17-20-200-078-0000	3,369

17-20-200-079-0000	0
17-20-200-080-0000	3,110
17-2U-200-081-0000	3.439
17-20-200-082-0000	4,107
17-20-200-083-0000	4.107
17-20-200-084-0000	4,107
17-20-200-085-0000	4,107
17-20-200-086-0000	3,438
17-20-200-087-0000	4,430
17-20-200-088-4000	0

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PERMANENT REAL ESTATE INDEX NUMBER      1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCELOF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH      WITHIN SUCH PROJECT AREA:  
SUCH PROJECT AREA:

17-20-200-088-4001	2,121
17-20-200-088-4002	2,388
17-20-200-088-4003	2,503
17-20-200-089-4000	0
17-20-200-089-4001	2,353
17-20-200-089-4002	1,486
17-20-200-089-4003	2,382
17-20-200-089-4004	1,510
17-20-200-089-4005	2,359
17-20-200-089-4006	1,511
17-20-200-090-4000	0
17-20-200-090-4001	2,669
17-20-200-090-4002	2,716
17-20-200-090-4003	2,847
17-20-200-091-4000	0
17-20-200-091-4001	789
17-20-200-091-4002	1,212
17-20-200-091-4003	992

17-20-200-091-4004	1,153
17-20-200-0y1-4005	546
1.7-20-200-091-4006	1, 217
17-20-200-091-4007	454
17-20-200-091-4008	1,233
17-20-200-091-4009	12 3
17-20-200-091-4010	1.217
17-20-200-091-4011	768
17-20-200-091-4012	243

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OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-20-200-091-4013	1,407
17-20-200-091-4014	1,233
17-20-200-091-4015	1,052
17-20-200-091-4016	1,164
17-20-200-091-4017	635
17-20-200-091-4018	1,254
17-20-200-091-4019	622
17-20-200-091-4020	1,254
17-20-200-091-4021	622
17-20-200-091-4022	1,228
17-20-200-091-4023	992
17-20-200-091-4024	245
17-20-200-091-4025	1,418
17-20-200-091-4026	1,249
17-20-200-091-4027	992
17-20-200-091-4028	1,180
17-20-200-091-4029	622
17-20-200-091-4030	1,265
17-20-200-091-4031	680



17-20-200-091-4032	1,254
17-20-200-091-403 3	622
17-20-200-091-4034	584
17-20-200-091-4035	992
17-20-200-091-4036	1,024
17-20-200-091-4037	1,168
17-20-200-031-4038	1,429
17-20-200-091-4039	992

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-20-200-091-4040	1,344
17-20-200-091-4041	812
17-20-200-091-4042	1,296
17-20-200-091-4043	812
17-20-200-091-4044	2,259
17-20-200-091-4045	810
17-20-200-092-4000	0
17-20-200-092-4001	1,768
17-20-200-092-4002	1,267
17-20-200-092-4003	1,281
17-20-200-092-4004	1,699
17-20-200-092-4005	2,278
17-20-200-092-4006	1,699
17-20-200-092-4007	768
17-20-200-092-4008	1,267
17-20-200-092-4009	1,768
17-20-200-092-4010	1,768
17-20-200-092-4011	1,663
17-20-200-092-4012	1,012
17-20-200-092-4013	1,699

17 - 2 0 -•" o 0-09?-4 01 4	2.301
17-20-200-092-4015	1,713
17-20-200-092-4016	1,012
17-20-200-092-4017	1,676
17-20-200-092-4018	1,305
17-20-200-092-4019	1,823
17-20-200-092-4020	1,685

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DATE 04/23/2010 AGENCY: 03-0210-591 TIF CITY

PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE  
PROPERTY WITHIN SUCH SUCH PROJECT AREA:

17-20-200-092-4021  
17-20-200-092-4022  
17-20-200-092-4023  
17-20-200-092-4024  
17-20-200-092-4025  
17-20-200-092-4026  
17-20-200-092-4027  
17-20-200-093-4000  
17-20-200-093-4001  
17-20-200-093-4002  
17-20-200-093-4003  
17-20-200-094-4000  
17-20-200-094-4001  
17-20-200-094-4002  
17-20-200-094-4003  
17-20-201-021-0000  
17-20-201-026-0000  
17-20-201-027-0000  
17-20-201-029-0000  
17-20-201-030-0000  
17-20-201-032-0000  
17-20-201-033-0000

17-20-201-035-0000  
17-20-201-037-0000  
17-20-201-038-0000  
17-20-201-039-0000  
17-20-201-040-0000

PAGE NO. 2 5

OF CHICAGO-ROOSEVELT RD/RACINE AVE

1997 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:

454 1, 713  
414 1,708 1,286 1,745 1,829 0  
1, 815  
1 976  
2 072  
0  
1, 990 2,189 2,296  
0  
0  
0  
0  
0  
0  
n  
0 0 0 0 0 0

CLRTM3 69

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DATE 04/28/2010 AGENCY: 03-0210-591 TIF CITY OF CHICAGO-ROOSEVELT RD/RACINE AVE

PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE PROPERTY WITHIN SUCH SUCH PROJECT AREA: 1997 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:

17-20-202-024-0000 0  
17-20-202-025-0000 0  
17-20-202-026-0000 0  
17-20-202-027-0000 0  
17-20-202-028-0000 0

17-20-202-029-0000	0
17-20-202-030-0000	0
17-20-202-031-0000	0
17-20-202-032-0000	0
17-20-202-033-0000	0
17-20-202-034-0000	0
17-20-202-035-0000	0
17-20-202-036-0000	0
17-20-202-037-0000	0
17-20-202-038-0000	0
17-20-202-049-0000	0
17-20-202-053-0000	0
17-20-202-054-0000	0
17-20-202-055-0000	0
17-20-202-056-0000	0
17-20-202-057-0000	0
17-20-207-046-0000	16,517
17-20-207-049-0000	55,323
17-20-207-053-0000	5,123
17-20-207-055-0000	14,567
17-20-207-058-0000	17,998
17-20-207-062-0000	14,146

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DATE 04/28/2010

AGENCY: 03-0210-591 TIF CITY OF CHICAGO-ROOSEVELT RD/RACINE AVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-20-207-063-0000	7,872
17-20-207-064-0000	9,624
17-20-207-065-0000	15,397
17-20-207-066-4000	0
17-20-207-066-4001	3,641
17-20-207-066-4002	1,816

17-20-207-066-4003	3,687
17-20-207-066-4004	2,155
17-20-207-066-4005	3,687
17-20-207-066-4006	2,154
17-20-207-067-4000	0
17-20-207-067-4001	4,181
17-20-207-067-4002	933
17-20-207-067-4003	4,460
17-20-207-068-4000	1
17-20-207-068-4001	2,690
17-20-207-068-4002	3,252
17-20-207-068-4003	3,716
17-20-207-069-4000	0
17-20-207-069-4001	4,611
17-20-207-059-4002	1,128
17-20-207-069-4003	4,919
17-20-207-070-4000	0
17-20-207-070-4001	2,490
17-20-207-070-4002	2,490
17-20-207-070-4003	3,014
17-20-207-071-4000	0

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AGENCY: 03-0210-591 TIF CITY OF CHICAGO-ROOSEVELT RD/RACINE AVE

PERMANENT REAL ESTATE INDEX NUMBER 1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH WITHIN SUCH PROJECT AREA-  
SUCH PROJECT AREA:

17-20-207-071-4001	2,320
17-20-207-071-4002	1,449
17-20-207-071-4003	2,349
17-20-207-071-4004	1,449
17-20-207-071-4005	2,349
17-20-207-071-4006	1,470
17-20-207-072-4000	0

17-20-207-072-4001	2,209
17-20-207-072-4002	2,248
17-20-207-072-4003	2,357
17-20-207-073-4000	0
17-20-207-073-4001	2,082
17-20-207-073-4002	1,321
17-20-207-073-4003	2,108
17-20-207-073-4004	1,321
17-20-207-073-4005	2,108
17-20-207-073-4006	1,341
17-20-207-074-4000	0
17-20-207-074-4001	2,351
17-20-207-074-4002	3,058
17-20-207-074-4003	3,058
17-20-207-075-4000	0
17-20-207-075-4001	1,794
17-20-207-075-4002	1,326
17-20-207-075-4003	1,915
17-20-207-076-4000	1
17-20-207-076-4001	2,338

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AGENCY: 03-0210-591 TIF CITY OF CHICAGO-ROOSEVELT RD/RACINE AVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1997 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

17-20-207-076-4002	3,041
17-20-207-076-4003	3,041
17-20-208-041-0000	0
17-20-210-002-0000	0
17-20-210-003-0000	0
17-20-210-004-0000	0
17-20-210-005-0000	0
17-20-210-006-0000	0

17-20-210-007-0000	0
17-20-210-008-0000	0
17-20-210-009-0000	0
17-20-210-010-0000	0
17-20-210-017-0000	0
17-20-210-018-0000	0
17-20-210-036-0000	0
17-20-210-039-0000	0
17-20-210-040-0000	0
17-20-210-041-0000	0
17-20-211-037-0000	356,399
17-20-211-038-0000	0
17-20-211-040-0000	0
17-20-212-001-0000	25,194
17-20-212-002-0000	8,172
17-20-212-003-0000	8,873
17-20-212-004-0000	4,545
17-20-212-005-0000	4,051
17-20-212-006-0000	5,824

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AGENCY: 03-0210-591 TIF CITY OF CHICAGO-ROOSEVELT RD/RACINE AVE

PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE PROPERTY WITHIN SUCH SUCH PROJECT AREA:

- 17-20-212-007-0000
- 17-20-212-008-0000
- 17-20-212-009-0000
- 17-20-213-088-0000
- 17-20-213-090-0000
- 17-20-213-092-0000
- 17-20-214-016-0000
- 17-20-214-020-0000
- 17-20-220-061-0000

17-20-220-062-0000

17-20-500-023-0000

1997 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:

4,807 3,625 4,852 365,463 387,621 0

139,141 282,570 188,250 10,787 0

TOTAL INITIAL EAV FOR TAXCODE: 77023 TOTAL PRINTED: 794  
CLRTM3 69

DATE 04/28/2010

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AGENCY: 03-0210-591 TIF CITY OF CHICAGO-ROOSEVELT RD/RACINE AVE

PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE PROPERTY  
WITHIN SUCH SUCH PROJECT AREA:

17-20-103-004-0000

17-20-104-002-0000

17-20-104-004-0000

17-20-112-005-0000

17-20-116-008-0000

17-20-128-021-0000

17-20-209-023-0000

17-20-220-065-0000

1997 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:

10,794 9, 358 13,235 10,695 16,768 112,594 146,928 751,728

TOTAL INITIAL EAV FOR TAXCODE: 77 040 TOTAL PRINTED: 8

**City of Chicago**

**Roosevelt/Racine TIF Redevelopment Project and Plan Amendment No. 2**

**Amended Exhibit V-Parcels to be Acquired**



***Laube Consulting Group, LLC***

Roosevelt Racine  
Redevelopment Project Area  
Amendment No. 2  
Amended Exhibit V  
Parcels Authorized to be Acquired

<u>Unit Number</u>	<u>Street</u>	<u>PIN</u>	<u>Description</u>	<u>Occupied / Vacant</u>
1533	Roosevelt	17-20-100-008	Vacant Land	Vacant
1529	Roosevelt	17-20-100-009	Vacant Land	Vacant
1451-57	Roosevelt	17-20-101-002	Vacant Land	Vacant
1437-39	Roosevelt	17-20-101-006	Vacant Land	Vacant
1433-35	Roosevelt	17-20-101-007	Vacant Land	Vacant
1423-31	Roosevelt	17-20-101-008	Commercial	Vacant
1421	Roosevelt	17-20-101-009	Commercial	Vacant
1547	Washburne	17-20-104-003	Vacant Land	Vacant
1545	Washburne	17-20-104-004	Vacant Land	Vacant

<u>1305</u>	<u>Ashland</u>	<u>17-20-108-002</u>	<u>Vacant Land</u>	<u>Vacant</u>
<u>1357-59</u>	<u>Ashland</u>	<u>17-20-112-006</u>	<u>Vacant Land</u>	<u>Vacant</u>
<u>1529</u>	<u>Hastings</u>	<u>17-20-112-009</u>	<u>Vacant Land</u>	<u>Vacant</u>
<u>1527</u>	<u>Hastings</u>	<u>17-20-112-010</u>	<u>Vacant Land</u>	<u>Vacant</u>
<u>1525</u>	<u>Hastings</u>	<u>17-20-112-011</u>	<u>Vacant Land</u>	<u>Vacant</u>
<u>1517</u>	<u>Hastings</u>	<u>17-20-112-013</u>	<u>Institutional</u>	<u>Vacant</u>
<u>1533</u>	<u>Hastings</u>	<u>17-20-112-039</u>	<u>Vacant Land</u>	<u>Vacant</u>
<u>1539</u>	<u>13th</u>	<u>17-20-112-040</u>	<u>Vacant Land</u>	<u>Vacant</u>
<u>1407</u>	<u>Ashland</u>	<u>17-20-116-003</u>	<u>Vacant Land</u>	<u>Vacant</u>
<u>1421</u>	<u>Ashland</u>	<u>17-20-116-009</u>	<u>Vacant Land</u>	<u>Vacant</u>
<u>1423</u>	<u>Ashland</u>	<u>17-20-116-010</u>	<u>Vacant Land</u>	<u>Vacant</u>
<u>1425</u>	<u>Ashland</u>	<u>17-20-116-011</u>	<u>Vacant Land Vacant</u>	

*Laube Consulting Group LLC*

EXHIBIT B

CDC Resolution 13-CDC-12

5

STATE OF ILLINOIS)  
  )SS  
COUNTY OF COOK)

**CERTIFICATE**

I, Robert Wolf, the duly authorized and qualified Assistant Secretary of the Community Development Commission of the City of Chicago, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the Community Development Commission of the City of Chicago at a Regular Meeting held on the 14<sup>th</sup> Day of May 2013 with the original resolution adopted at said meeting and noted in the minutes

of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.  
**ASSISTANT SECRETARY Robert Wolf**

**Dated this 14<sup>th</sup> Day of May 2013**

**13-CDC-12**

*J. TIF Area Designation. CDC Form2brecomm1 11904*

**COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF  
CHICAGO**

***RESOLUTION ^-CDC-***

**RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF  
CHICAGO FOR THE PROPOSED ROOSEVELT/RACINE  
AMENDMENT NO. 2 REDEVELOPMENT PROJECT AREA:**

**APPROVAL OF AMENDMENT NO. 2 TO THE REDEVELOPMENT  
PLAN AND PROJECT**

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("City Council," referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"); and

WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers set forth in Section 5/11-74.4-4(k) of the Act, including the holding of certain public hearings required by the Act; and

WHEREAS, staff of the City's Department of Housing and Economic Development has conducted or caused to be conducted certain investigations, studies and surveys of the Roosevelt Racine Redevelopment Project Area Amendment No. 2, the street boundaries of which are described on Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and previously has presented the following documents to the Commission for its review:

Roosevelt Racine Redevelopment Plan and Project Amendment No. 2 (the "Plan"); and

WHEREAS, prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/1 1-74.4-5(a) of the Act, convene a meeting of a joint review board (the "Board") pursuant to Section 5/11-74.4-5(b) of the Act, set the dates of

1

J. TIF Area Designation CDC Forin\*b-recominl 1190J

(  
K\_ such Hearing and Board meeting and give notice thereof pursuant to Section 5/11-74.4-6 of the Act; and

WHEREAS, a public meeting (the "Public Meeting") was held in accordance and in compliance with the requirements of Section 5/1 1-74.4-6(e) of the Act, on February 25, 2013 at 6:00 pm at the Saint Ignatius College Prep, Tully Hall 1076 West Roosevelt Road ,Chicago, Illinois, (this date being more than 14 business days before the scheduled mailing of the notice of the Hearing [hereinafter defined], as specified in the Act), pursuant to notice from the City's Commissioner of the Department of Housing and Economic Development, given on February 6, 2013, (this date being more than 15 days before the date of the Public Meeting, as specified in the Act), by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4-4.2 of the Act and, on February 10, 2013 with a good faith effort, by regular mail, to all residents and to the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and to the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area); and

WHEREAS, the Report and Plan were made available for public inspection and review since March 1, 2013, being a date not less than 10 days before the Commission meeting at which the Commission adopted Resolution 13-CDC-8 on March 12, 2013 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Housing and Economic Development, Room 1000; and

WHEREAS, notice of the availability of the Report and Plan, including how to obtain this information, were sent by mail on March 19, 2013 which is within a reasonable time after the adoption by the Commission of Resolution 13-CDC 8 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located outside the proposed Area and within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were outside the proposed Area and closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, notice of the Hearing by publication was given at least twice, the first publication being on April 16, 2013 a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on April 23 2013 both in the Chicago Sun-Times being a newspaper of general circulation within the taxing districts having property in the Area; and

WHEREAS, notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within

J TIF Area Designation- CDC Fonn2b-recomm1 11904

the Area, on April 16, 2013, being a date not less than 10 days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three years; and

WHEREAS, notice of the Hearing was given by mail to the Illinois Department of Commerce and Economic Opportunity ("DECO") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to DECO and all Board members, on March 18, 2013, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, notice of the Hearing and copies of the Report and Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on March 18, 2013, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, the Hearing was held on May 14, 2013 at 1:00 p.m. at City Hall, 2<sup>nd</sup> Floor, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

WHEREAS, the Board meeting was convened on April 5, 2013 at 10:00 a.m. (being a date at least 14 days but not more than 28 days after the date of the mailing of the notice to the taxing districts on March 18, 2013) in Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to review the matters properly coming before the Board to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area, adoption of Tax Increment Allocation Financing within the Area and other matters, if any, properly before it, all in accordance with Section 5/1 1-74.4-5(b) of the Act; and

WHEREAS, the Commission has reviewed the Report and Plan, considered testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission deemed necessary or appropriate in making the findings set forth herein and formulating its decision whether to recommend to City Council approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; now, therefore,

**BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:**

J. TIF Area Designation: CDC FonnOb-recoiml 11904

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The Commission hereby makes the following findings pursuant to Section 5/11-74.4-3(n) of the Act or such other section as is referenced herein:

- a. The Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;
- b. The Plan:
  - i) conforms to the comprehensive plan for the development of the City as a whole; or
  - ii) the Plan either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;
- c. The Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 5/11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year of the adoption of the ordinance approving the designation of the Area as a redevelopment project area and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years;
- d. To the extent required by Section 5/11-74.4-3(n) (6) of the Act, the Plan incorporates the housing impact study, if such study is required by Section 5/11-74.4-3(n)(5) of the Act;
- e. The Plan will not result in displacement of residents from inhabited units.
- f. The Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefited by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;
- g. As required pursuant to Section 5/11-74.4-3(p) of the Act:
  - i) The Area is not less, in the aggregate, than one and one-half acres in size; and
  - ii) Conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a blighted area as defined in the Act;

- h. If the Area is qualified as a "blighted area", whether improved or vacant, each of the factors necessary to qualify the Area as a Redevelopment Project Area on that basis is (i) present, with that presence documented to a meaningful extent so that it may be reasonably found that the factor is clearly present within the intent of the Act and (ii)

reasonably distributed throughout the improved part or vacant part, as applicable, of the Area as required pursuant to Section 5/1 1-74.4-3(a) of the Act;

i. If the Area is qualified as a "conservation area" the combination of the factors necessary to qualify the Area as a redevelopment project area on that basis is detrimental to the public health, safety, morals or welfare, and the Area may become a blighted area; [and]

Section 3. The Commission recommends that the City Council approve the Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 4. The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. The Commission recommends that the City Council adopt Tax Increment Allocation Financing within the Area.

Section 6. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.

Section 7. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 8. This resolution shall be effective as of the date of its adoption. , Section 9. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED:

List of Attachments:

**Exhibit A: Street Boundary Description of the Area**



Street Boundary Description of the Area

The Area is generally bounded by Cabrini Street on the north; Morgan Street and Racine Avenue on the east; the east-west alley south of 15<sup>th</sup> Street on the south; and Ashland Avenue on the west.

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OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL  
MAYOR

June 26, 2013

TO THE HONORABLE, THE CITY COUNCIL ' OF THE CITY  
OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Housing and Economic Development, I transmit herewith an ordinance authorizing an amendment to the Roosevelt-Racine TIF Plan.

Your favorable consideration of this ordinance will be appreciated.

Mayor

Very truly yours,

**CHICAGO July 24. 2013 To the**

**President and Members of the City Council: Your Committee on Finance having had  
under consideration**

A communication recommending a proposed ordinance authorizing Amendment #2 to the Roosevelt/Racine Tax Increment Financing Redevelopment Plan and Project.

02013-5430

Having had the same under advisement, begs leave to report and recommend that your Honorable Body pass the proposed Ordinance Transmitted Herewith

**This recommendation was concurred in by  
of members of the committee with**

**Respectfully submitted**

**Chairman**