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Richard M. Daley, Mayor

Department of Law

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July 2, 2010

Mr. Miguel Del Valle
City Clerk
121 North LaSalle Street
Chicago, Illinois 60602

Re: Amendment No. 2 to the Roosevelt/Racine Tax Increment
Financing Redevelopment Project and Plan

Dear Mr. Del Valle:

I enclose Amendment No. 2 to the Roosevelt/Racine Tax Increment Financing Redevelopment Project and Plan, Chicago, Illinois (the "Amendment"), dated July 2, 2010.

Please make the Amendment available in your office as of this date for public inspection in accordance with the requirements of Section 5/11-74.4-5(a) of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended. If you have any questions with respect to this matter, please call me at (312) 744-1745.

Sincerely,

Scott D. Fehlan
Senior Counsel

Enclosure

cc: Chip Hastings
M. Susan Lopez
Sweta Shah



CITY CLERK
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CITY OF CHICAGO



**Amendment to the Roosevelt/Racine
Tax Increment Financing
Redevelopment Project and Plan**

City of Chicago, Illinois

July 2, 2010

Amendment No. 2

**City of Chicago
Richard M. Daley, Mayor**

**Department of Community Development
Christine Raguso, Acting Commissioner**

Prepared by:
Laube Consulting Group
200 S. Wacker Dr., Suite 3100
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(312) 674-4537

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EXECUTIVE SUMMARY

The City of Chicago (the "City") is dedicated to the continued growth and economic development of the City. The City's ability to stimulate growth and development relies on the creation and implementation of government policies that will allow the City to work with the private sector to eliminate blighted areas and ensure sound growth and development of property. Based upon the City's establishment of a redevelopment project area as described herein, it is understood that the City recognizes the necessity of the relationship between continued community growth and public participation. The blighting of communities impairs the value of private investment and threatens the growth of the community's tax base. Additionally, the City understands the dangers associated with blighting factors and problems arising from blighted conditions. Both of these statements are supported by the City's establishment of a redevelopment project area.

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 "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 to a maximum of thirty-five (35) years.

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

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

The following paragraph is added 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 Plan, are still applicable to all future plans. The preparation of the 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:

The types of land uses as shown in Figure 2 are consistent with the overall planning efforts of the City as of the date of Amendment No. 2 to this 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 Plan.

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

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

D. Planning Sub-Areas – No Changes

E. Redevelopment Improvements and Activities – Subsection E.1, Property Assembly, is amended by inserting the following text after the last paragraph:

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. There is currently no acquisition of land contemplated by the City. However, acquisition of such real property as may be authorized by the City Council in the future does not constitute a change in the nature of this Plan.

F. Redevelopment Project Costs – Subsection F.1 is deleted and replaced by the following text:

1. Eligible Redevelopment Project Costs

To achieve the goals outlined above, the City proposes to assist with the redevelopment of designated parcels located in the Project Area through the use of tax increment financing. Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Plan pursuant to the Act (including any costs incurred as necessary or desirable in formulating, or that are incidental to this Plan, including, but not limited to, costs for architects, engineers, planners, lawyers and other consultants related to such planning work). Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the 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, environmental remediation, 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, engineering 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;
- e) Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(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 and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Project Area with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
- g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued 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 Plan.
- i) 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;
- j) Payment in lieu of taxes, as defined in the Act;

k) 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;

l) 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 redevelopment project during that year;

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;

5. 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, the percentage of 75 percent shall be substituted for 30 percent in subparagraphs 2 and 4 above.

m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

n) Instead of the eligible costs provided for in 1 (1), 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; and

o) The costs of daycare services for children of employees from low-income families working for businesses located within the 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, "low-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.

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 redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

All of the above-mentioned Plan activities would take specific action on the part of the City.

2. Estimated Redevelopment Project Costs – Subsection F.2. is deleted and replaced by the following text:

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 Plan over the Project Area's thirty-five (35) year life. Redevelopment projects shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance amending the Project Area is adopted (i.e., assuming City Council approval of the amendments to the Plan in 2010), by 2034.

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

If necessary, the redevelopment plans for other contiguous redevelopment project areas that have been or will be created under the Act may be drafted or amended as applicable to add appropriate parallel language to allow sharing of funds between such Redevelopment Project Areas.

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 obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act and/or Illinois law.

The redevelopment project in the Project Area shall be completed, and all obligations issued to finance Redevelopment Project Costs shall be retired no later than November 4, 2033. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. 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 I 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 the redevelopment project in the Project Area will be approximately \$86,500,000.

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:

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

No changes.

VIII. DEMAND ON TAXING DISTRICT SERVICES

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

After the 35-year life 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 third paragraph 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 November 4, 2033, which is 35 years from the adoption of the Plan on November 4, 1998.

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 Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Plan and Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, 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 Minority Business Enterprises and 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.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors, redevelopers, and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section. The City is committed to and will affirmatively implement the above-mentioned principles with respect to this Plan.

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 – Acquisition Parcels

XIII. PROVISIONS TO BE ADDED TO THE PLAN

Site Acquisition

To meet the goals and objectives of the 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 or through the Tax Reactivation Program and may be for the purpose of: (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Amended Figure 4 in the Plan, the Acquisition Map, indicates the parcels currently proposed to be acquired for redevelopment in the Project Area. Exhibit V in the Plan 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, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City.

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 publication of the ordinance approving the amendments to the 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.

Affordable Housing

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.

Redevelopment and Intergovernmental Agreements

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.

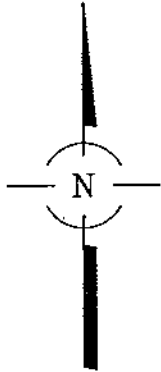
Relocation Needs

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.

APPENDIX

Amended Figure 2 – Proposed Land Use Plan

FIGURE 2 PROPOSED LAND USE PLAN



SCALE: 1" = 600'

	RESIDENTIAL
	MIXED USE RESIDENTIAL AND COMMERCIAL
	CHA HOUSING
	WRIGHT COURT HOUSING
	COMMERCIAL
	MIXED USE RESIDENTIAL AND COMMERCIAL/INSTITUTIONAL
	INSTITUTIONAL
	MUNICIPAL, CIVIC
	INDUSTRIAL
	PARK

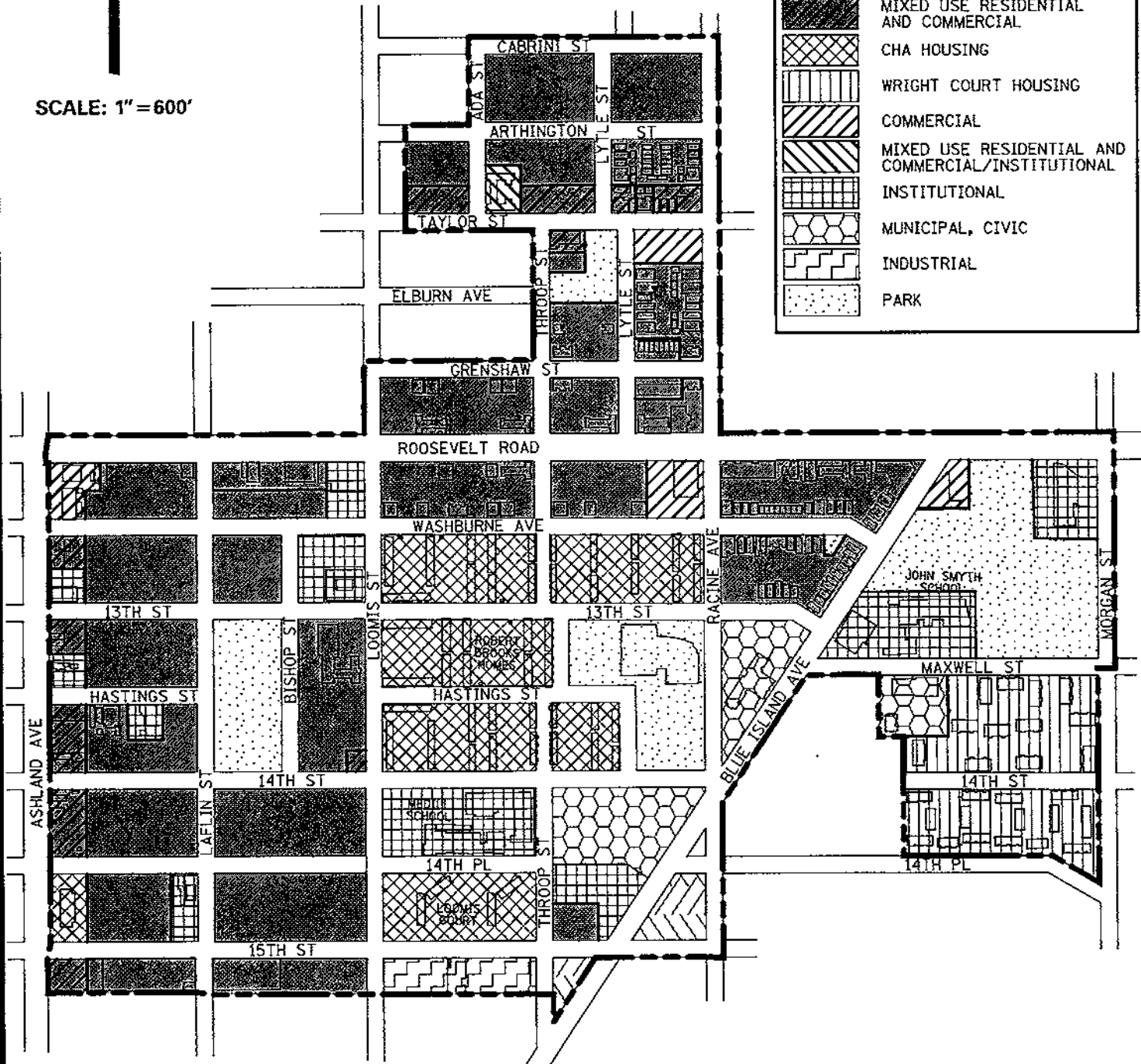


Figure 2
Proposed Land-Use Plan

Roosevelt \ Racine

Chicago, Illinois


Tax Increment Financing Redevelopment Project Area

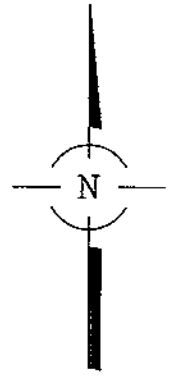
Prepared By: SPACECO, Inc.

Amended Figure 4 – Acquisition Plan

FIGURE 4 ACQUISITION PLAN

ACQUISITION PARCEL PINs	
17-20-100-019	17-20-101-004
17-20-100-018	17-20-101-003
17-20-100-017	17-20-101-002
17-20-100-016	17-20-104-004
17-20-100-015	17-20-104-003
17-20-100-014	17-20-104-001
17-20-100-013	17-20-108-002
17-20-100-012	17-20-112-001
17-20-100-009	17-20-112-006
17-20-100-008	17-20-116-003
17-20-101-010	17-20-116-006
17-20-101-009	17-20-116-008
17-20-101-008	17-20-116-009
17-20-101-007	17-20-116-010
17-20-101-006	17-20-116-011
17-20-101-005	

 ACQUISITION PARCELS



SCALE: 1" = 600'

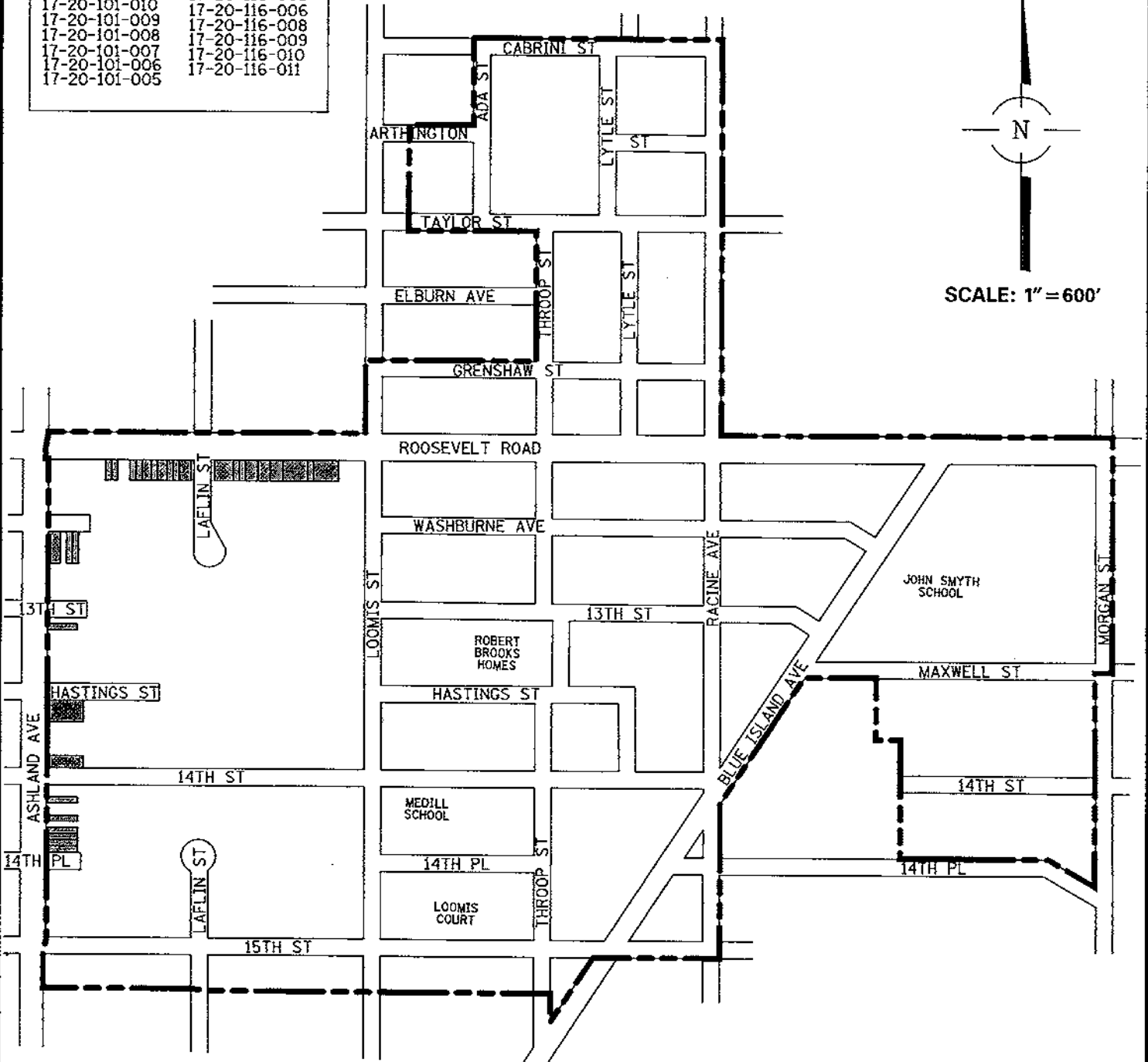


Figure 4
Acquisition Plan

Roosevelt\ Racine

Chicago, Illinois

Tax Increment Financing Redevelopment Project Area

Prepared By: SPACECO, Inc.

Amended Exhibit I – Estimated Redevelopment Project Costs

Redevelopment Project Area

Eligible Activities:

1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$2,000,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$15,000,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs	\$10,000,000
4. Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) (Note 1 below)	\$27,000,000
5. Job Training, Retraining, Welfare-to-Work	\$12,000,000
6. Financing costs	\$10,000,000
7. Day Care Services	\$1,000,000
8. Relocation costs	\$6,000,000
9. Interest subsidy	\$4,000,000
<i>Total Eligible Redevelopment Project Costs (Notes 2-5 below)</i>	<u>\$87,000,000</u>

Notes for Exhibit I – 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 2009 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.

Amended Exhibit II – Certified Base Equalized Assessed Value by Tax Parcel

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 Clerk 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.)

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 28th day of April 2010.

(S E A L)


County Clerk

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:
17-17-320-001-0000	0
17-17-320-002-0000	0
17-17-321-001-0000	0
17-17-322-009-0000	0
17-17-323-002-0000	0
17-17-323-006-0000	0
17-17-323-008-0000	0
17-17-323-017-0000	0
17-17-323-018-0000	0
17-17-323-019-0000	0
17-17-323-020-0000	0
17-17-323-021-0000	0
17-17-323-022-0000	0
17-17-323-023-0000	0
17-17-323-024-0000	0
17-17-323-025-0000	0
17-17-323-026-0000	0
17-17-323-027-0000	0
17-17-323-028-0000	0
17-17-323-029-0000	0
17-17-323-030-0000	0
17-17-323-031-0000	0
17-17-323-032-0000	0
17-17-323-033-4000	0
17-17-323-033-4001	0
17-17-323-033-4002	0
17-17-323-033-4003	0

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:

17-17-323-033-4004	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
17-17-323-035-4004	0
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
17-17-323-040-0000	0
17-17-323-041-0000	0
17-17-323-042-0000	0

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:

17-17-323-043-0000	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
17-17-323-048-4001	0
17-17-323-048-4002	0
17-17-323-048-4003	0
17-17-332-006-0000	0
17-17-332-007-0000	0
17-17-332-008-0000	0
17-17-332-009-0000	0
17-17-332-010-0000	0
17-17-332-011-0000	0
17-17-332-012-0000	0
17-17-332-013-0000	0
17-17-332-014-0000	0
17-17-332-015-0000	0
17-17-332-016-0000	0
17-17-332-017-0000	0
17-17-332-018-0000	0
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	0

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
17-17-333-016-0000	0
17-17-333-017-0000	0
17-17-333-018-0000	0
17-17-333-019-0000	0
17-17-333-020-0000	0
17-17-333-021-0000	0
17-17-333-022-0000	0
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	0
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

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
17-17-333-040-0000	0
17-17-333-041-0000	0
17-17-333-042-0000	0
17-17-333-043-0000	0
17-17-333-044-0000	0
17-17-333-045-0000	0
17-17-333-046-0000	0
17-17-334-006-0000	0
17-17-334-009-0000	0
17-17-334-014-0000	0
17-17-334-015-0000	0
17-17-334-021-0000	0
17-17-334-023-0000	0
17-17-334-024-0000	0
17-17-334-025-0000	0
17-17-334-026-0000	0
17-17-334-027-0000	0
17-17-334-028-0000	0
17-17-334-029-0000	0
17-17-334-030-0000	0

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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17-17-334-031-0000	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
17-17-334-036-0000	0
17-17-334-037-0000	0
17-17-334-038-0000	0
17-17-334-039-0000	0
17-17-334-040-0000	0
17-17-334-041-0000	0
17-17-334-042-0000	0
17-17-334-043-0000	0
17-17-334-044-0000	0
17-17-334-045-4000	0
17-17-334-045-4001	0
17-17-334-045-4002	0
17-17-334-045-4003	0
17-17-334-045-4004	0
17-17-334-045-4005	0
17-17-334-045-4006	0
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

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:
17-17-334-046-4006	0
17-17-334-047-4000	0
17-17-334-047-4001	0
17-17-334-047-4002	0
17-17-334-047-4003	0
17-17-334-047-4004	0
17-17-334-047-4005	0
17-17-334-047-4006	0
17-17-334-048-4000	0
17-17-334-048-4001	0
17-17-334-048-4002	0
17-17-334-048-4003	0
17-17-334-049-4000	0
17-17-334-049-4001	0
17-17-334-049-4002	0
17-17-334-049-4003	0
17-17-334-050-4000	0
17-17-334-050-4001	0
17-17-334-050-4002	0
17-17-334-050-4003	0
17-17-334-050-4004	0
17-17-334-050-4005	0
17-17-334-050-4006	0
17-17-334-051-4000	0
17-17-334-051-4001	0
17-17-334-051-4002	0
17-17-334-051-4003	0

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:
17-17-334-052-4000	0
17-17-334-052-4001	0
17-17-334-052-4002	0
17-17-334-052-4003	0
17-17-334-052-4004	0
17-17-334-052-4005	0
17-17-334-052-4006	0
17-17-335-001-0000	0
17-17-335-002-0000	0
17-17-335-003-0000	0
17-17-335-004-0000	0
17-17-335-005-0000	0
17-17-335-006-0000	0
17-17-335-007-0000	0
17-17-335-008-0000	0
17-17-335-009-0000	0
17-17-335-010-0000	0
17-17-335-011-0000	0
17-17-335-012-0000	0
17-17-335-013-0000	0
17-17-335-014-0000	0
17-20-100-006-0000	34,058
17-20-100-007-0000	27,467
17-20-100-008-0000	3,339
17-20-100-009-0000	3,339
17-20-100-010-0000	3,339
17-20-100-011-0000	0

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:
17-20-100-012-0000	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
17-20-101-005-0000	44,087
17-20-101-006-0000	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

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:
17-20-101-011-0000	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
17-20-102-065-0000	12,028
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

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:
---	---

17-20-103-008-0000	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	7,055
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

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:
17-20-104-026-0000	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
17-20-105-035-0000	0
17-20-105-036-0000	0
17-20-105-037-0000	0
17-20-105-038-0000	0

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:
17-20-105-039-0000	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
17-20-108-004-0000	0
17-20-108-005-0000	0
17-20-108-022-0000	0
17-20-108-023-0000	0
17-20-108-044-0000	0
17-20-109-001-0000	0
17-20-109-002-0000	0
17-20-109-003-0000	0

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:
17-20-109-004-0000	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

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:
17-20-109-031-0000	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

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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17-20-112-009-0000	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
17-20-116-047-0000	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	0
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:
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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
17-20-119-023-0000	0
17-20-119-024-0000	0
17-20-119-025-0000	0
17-20-119-026-0000	0
17-20-119-027-0000	0
17-20-119-028-0000	0
17-20-119-029-0000	0

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:
17-20-119-030-0000	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
17-20-127-002-0000	1,405
17-20-127-003-0000	1,405
17-20-127-004-0000	1,405
17-20-127-005-0000	1,405
17-20-127-006-0000	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 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:
17-20-127-009-0000	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
17-20-200-081-0000	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	3,439
17-20-200-087-0000	4,430
17-20-200-088-4000	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:
17-20-200-088-4001	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
17-20-200-091-4005	546
17-20-200-091-4006	1,217
17-20-200-091-4007	454
17-20-200-091-4008	1,233
17-20-200-091-4009	123
17-20-200-091-4010	1,217
17-20-200-091-4011	768
17-20-200-091-4012	243

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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:
17-20-200-091-4013	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
17-20-200-091-4033	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
17-20-200-091-4038	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
17-20-200-092-4014	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	1,805
17-20-200-092-4019	1,823
17-20-200-092-4020	1,685

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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:
17-20-200-092-4021	454
17-20-200-092-4022	1,713
17-20-200-092-4023	414
17-20-200-092-4024	1,708
17-20-200-092-4025	1,286
17-20-200-092-4026	1,745
17-20-200-092-4027	1,829
17-20-200-093-4000	0
17-20-200-093-4001	1,815
17-20-200-093-4002	1,976
17-20-200-093-4003	2,072
17-20-200-094-4000	0
17-20-200-094-4001	1,990
17-20-200-094-4002	2,189
17-20-200-094-4003	2,296
17-20-201-021-0000	0
17-20-201-026-0000	0
17-20-201-027-0000	0
17-20-201-029-0000	0
17-20-201-030-0000	0
17-20-201-032-0000	0
17-20-201-033-0000	0
17-20-201-035-0000	0
17-20-201-037-0000	0
17-20-201-038-0000	0
17-20-201-039-0000	0
17-20-201-040-0000	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:
17-20-202-024-0000	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	55,328
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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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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17-20-207-063-0000	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
17-20-207-069-4002	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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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:
17-20-207-071-4001	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	1,826
17-20-207-075-4003	1,915
17-20-207-076-4000	1
17-20-207-076-4001	2,338

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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:
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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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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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17-20-212-007-0000	4,807
17-20-212-008-0000	3,625
17-20-212-009-0000	4,852
17-20-213-088-0000	365,463
17-20-213-090-0000	387,621
17-20-213-092-0000	0
17-20-214-016-0000	139,141
17-20-214-020-0000	282,570
17-20-220-061-0000	188,250
17-20-220-062-0000	10,787
17-20-500-023-0000	0

TOTAL INITIAL EAV FOR TAXCODE: 77023	5,920,328
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TOTAL PRINTED:	794
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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:
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17-20-103-004-0000	10,794
17-20-104-002-0000	9,358
17-20-104-004-0000	13,235
17-20-112-005-0000	10,695
17-20-116-008-0000	16,768
17-20-128-021-0000	112,594
17-20-209-023-0000	146,928
17-20-220-065-0000	751,728

TOTAL INITIAL EAV FOR TAXCODE: 77040	1,072,100
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TOTAL PRINTED:	8
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Amended Exhibit V – Acquisition Parcels

Roosevelt Racine
 Redevelopment Project Area
 Amendment No. 2
 Amended Exhibit V
 Acquisition Parcels

Unit Number	Street	PIN	Description	Occupied/ Vacant
1501-03	Roosevelt	17-20-100-019	Ground floor retail with 2 residential floors, 4 units	Vacant Retail, 4 units vacant
1505	Roosevelt	17-20-100-018	Vacant Land	Vacant
1507	Roosevelt	17-20-100-017	Vacant Land	Vacant
1511	Roosevelt	17-20-100-016	Vacant Land	Vacant
1515	Roosevelt	17-20-100-015	Vacant Land	Vacant
1517	Roosevelt	17-20-100-014	Vacant Land	Vacant
1521	Roosevelt	17-20-100-013	Vacant Land	Vacant
1523	Roosevelt	17-20-100-012	Vacant Land	Vacant
1529	Roosevelt	17-20-100-009	Vacant Land	Vacant
1533	Roosevelt	17-20-100-008	Vacant Land	Vacant
1411-13	Roosevelt	17-20-101-010	Vacant Land	Vacant
1421	Roosevelt	17-20-101-009	Vacant Land	Vacant
1423-31	Roosevelt	17-20-101-008	Vacant Land	Vacant
1433-35	Roosevelt	17-20-101-007	Vacant Land	Vacant
1437-39	Roosevelt	17-20-101-006	Vacant Land	Vacant
1443-45	Roosevelt	17-20-101-005	Ground floor retail with 2 residential floors	Vacant
1447	Roosevelt	17-20-101-004	Vacant Land	Vacant
1449	Roosevelt	17-20-101-003	Vacant Land	Vacant
1451-57	Roosevelt	17-20-101-002	Vacant Land	Vacant
1545	Washburne	17-20-104-004	Vacant Land	Vacant
1547	Washburne	17-20-104-003	Vacant Land	Vacant
1557	Washburne	17-20-104-001	Vacant Land	Vacant
1305	Ashland	17-20-108-002	Vacant Land	Vacant
1335-41	Ashland	17-20-112-001	Vacant Land	Vacant
1357-59	Ashland	17-20-112-006	Vacant Land	Vacant
1407	Ashland	17-20-116-003	Vacant Land	Vacant
1413	Ashland	17-20-116-006	Vacant Land	Vacant
1419	Ashland	17-20-116-008	Vacant Land	Vacant
1421	Ashland	17-20-116-009	Vacant Land	Vacant
1423	Ashland	17-20-116-010	Vacant Land	Vacant
1425	Ashland	17-20-116-011	Vacant Land	Vacant