# 2013 Annual Report

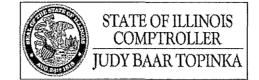
# Kostner Avenue Redevelopment Project Area



# Pursuant to 65 ILCS 5/11-74.4-5(d)

JUNE 30, 2014

FY 2013 ANNUAL TAX INCREMENT FINANCE REPORT



Name of Municipality:	City of Chicago	Reporting F	iscal Year:	2013
County:	Cook	Fiscal Year		12 /31/2013
Unit Code:	016/620/30			
	TIF Administrat	tor Contact Inf	ormation	
First Name: Andrew		Last Name:		· · · · · · · · · · · · · · · · · · ·
	l, 121 N. LaSalle	Title:	Administrator	······································
Telephone: (312) 74		City:	Chicago, IL	Zip: 60602
Mobile n/a	1.002.0	E-mail	Officiago, IL	
Mobile	· · · · · · · · · · · · · · · · · · ·	Best way to	X Email	Phone
Provider n/a		contact	Mobile	Mail
I attest to the best of	my knowledge, this report of the re	edevelopment p	project areas in: City	/Village of
is complete and accu	rate at the end of this reporting Fi	sool voor lindor	the Tex Increment	Allocation Rodovolonmont
	$A_{r}$ 3 et. sec.1 Or the Industrial Job			
	of the mutathal sol		N 100 1200 0/11-/4.	J-10 et. seu.1
41	6		6.24.14	
Written signature of T	IF Administator		Date	
······				
Section 1 (65 ILCS 5	/11-74.4-5 (d) (1.5) and 65 ILCS 5	5/11-74.6-22 (d)	(1.5)*)	
	FILL OUT ONE	FOR EACH TIP	DISTICT	
Name of Re	development Project Area		ate Designated	Date Terminated
Name of Re				Date Terminated
Ly	development Project Area		ate Designated	
105th/Vincennes	development Project Area		ate Designated 10/3/2001	12/31/2025
105th/Vincennes 111th Street/Kedzie Ave	development Project Area		ate Designated 10/3/2001 9/29/1999	12/31/2025 9/29/2022
105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted	development Project Area		ate Designated 10/3/2001 9/29/1999 2/6/2002	12/31/2025 9/29/2022 12/31/2026
105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted 119th/I-57	development Project Area		ate Designated           10/3/2001           9/29/1999           2/6/2002           11/6/2002	12/31/2025 9/29/2022 12/31/2026 12/31/2026
105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted 119th/I-57 126th and Torrence	development Project Area		ate Designated           10/3/2001           9/29/1999           2/6/2002           11/6/2002           12/21/1994	12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017
105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted 119th/I-57 126th and Torrence 134th and Avenue K	development Project Area		ate Designated           10/3/2001           9/29/1999           2/6/2002           11/6/2002           12/21/1994           3/12/2008	12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017 12/31/2032
105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted 119th/I-57 126th and Torrence 134th and Avenue K 24th/Michigan	development Project Area		ate Designated           10/3/2001           9/29/1999           2/6/2002           11/6/2002           12/21/1994           3/12/2008           7/21/1999	12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017 12/31/2032 7/21/2022
105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted 119th/I-57 126th and Torrence 134th and Avenue K 24th/Michigan 26th and King Drive	development Project Area		ate Designated           10/3/2001           9/29/1999           2/6/2002           11/6/2002           12/21/1994           3/12/2008           7/21/1999           1/1/2006	12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017 12/31/2032 7/21/2022 12/31/2030
105th/Vincennes111th Street/Kedzie Ave119th and Halsted119th/I-57126th and Torrence134th and Avenue K24th/Michigan26th and King Drive35th and Wallace	development Project Area		ate Designated           10/3/2001           9/29/1999           2/6/2002           11/6/2002           12/21/1994           3/12/2008           7/21/1999           1/1/1/2006           12/15/1999	12/31/2025           9/29/2022           12/31/2026           12/31/2026           12/21/2017           12/31/2032           7/21/2022           12/31/2030           12/31/2033
105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted 119th/I-57 126th and Torrence 134th and Avenue K 24th/Michigan 26th and King Drive 35th and Wallace 35th/Halsted	development Project Area		ate Designated           10/3/2001           9/29/1999           2/6/2002           11/6/2002           12/21/1994           3/12/2008           7/21/1999           1/1/1/2006           12/15/1999           1/14/1997	12/31/2025           9/29/2022           12/31/2026           12/31/2026           12/21/2017           12/31/2032           7/21/2022           12/31/2030           12/31/2030           12/31/2023           12/31/2021
105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted 119th/I-57 126th and Torrence 134th and Avenue K 24th/Michigan 26th and King Drive 35th and Wallace 35th/Halsted 35th/State	development Project Area		ate Designated           10/3/2001           9/29/1999           2/6/2002           11/6/2002           12/21/1994           3/12/2008           7/21/1999           1/1/1/2006           12/15/1999           1/14/1997           1/14/2004	12/31/2025           9/29/2022           12/31/2026           12/31/2026           12/21/2017           12/31/2032           7/21/2022           12/31/2030           12/31/2023           12/31/2023           12/31/2023           12/31/2023           12/31/2021           12/31/2028
105th/Vincennes111th Street/Kedzie Ave119th and Halsted119th/I-57126th and Torrence134th and Avenue K24th/Michigan26th and King Drive35th and Wallace35th/Halsted35th/State40th/State43rd/Cottage Grove	development Project Area		ate Designated           10/3/2001           9/29/1999           2/6/2002           11/6/2002           12/21/1994           3/12/2008           7/21/1999           1/1/2006           12/15/1999           1/14/1997           1/14/2004           3/10/2004	12/31/2025           9/29/2022           12/31/2026           12/31/2026           12/21/2017           12/31/2032           7/21/2022           12/31/2030           12/31/2023           12/31/2023           12/31/2023           12/31/2023           12/31/2028           12/31/2028           12/31/2028
105th/Vincennes111th Street/Kedzie Ave119th and Halsted119th/I-57126th and Torrence134th and Avenue K24th/Michigan26th and King Drive35th and Wallace35th/Halsted35th/State40th/State43rd/Cottage Grove	development Project Area		ate Designated           10/3/2001           9/29/1999           2/6/2002           11/6/2002           12/21/1994           3/12/2008           7/21/1999           1/1/2006           12/15/1999           1/14/1997           1/14/2004           3/10/2004           7/8/1998	12/31/2025           9/29/2022           12/31/2026           12/31/2026           12/21/2017           12/31/2032           7/21/2022           12/31/2030           12/31/2023           12/31/2023           12/31/2023           12/31/2028           12/31/2028           12/31/2028           12/31/2028           12/31/2022
105th/Vincennes111th Street/Kedzie Ave119th And Halsted119th/I-57126th and Torrence134th and Avenue K24th/Michigan26th and King Drive35th and Wallace35th/Halsted35th/State40th/State43rd/Cottage Grove45th/Western Industrial	development Project Area		ate Designated           10/3/2001           9/29/1999           2/6/2002           11/6/2002           12/21/1994           3/12/2008           7/21/1999           1/11/2006           12/15/1999           1/14/1997           1/14/2004           3/10/2004           7/8/1998           3/27/2002	12/31/2025           9/29/2022           12/31/2026           12/31/2026           12/21/2017           12/31/2032           7/21/2022           12/31/2030           12/31/2023           12/31/2023           12/31/2023           12/31/2023           12/31/2028           12/31/2028           12/31/2028           12/31/2028           12/31/2028           12/31/2028           12/31/2028           12/31/2026
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105th/Vincennes         111th Street/Kedzie Ave         119th And Halsted         119th/I-57         126th and Torrence         134th and Avenue K         24th/Michigan         26th and King Drive         35th and Wallace         35th/Halsted         35th/State         40th/State         43rd/Cottage Grove         45th/Western Industrial         47th/Ashland         47th/Halsted	development Project Area		ate Designated           10/3/2001           9/29/1999           2/6/2002           11/6/2002           12/21/1994           3/12/2008           7/21/1999           1/11/2006           12/15/1999           1/14/1997           1/14/2004           3/10/2004           7/8/1998           3/27/2002           3/27/2002           5/29/2002	12/31/2025           9/29/2022           12/31/2026           12/31/2026           12/21/2017           12/31/2032           7/21/2022           12/31/2030           12/31/2030           12/31/2023           12/31/2023           12/31/2023           12/31/2028           12/31/2028           12/31/2028           12/31/2026           12/31/2026           12/31/2026           12/31/2026
105th/Vincennes111th Street/Kedzie Ave119th and Halsted119th/-57126th and Torrence134th and Avenue K24th/Michigan26th and King Drive35th and Wallace35th/Halsted35th/State40th/State43rd/Cottage Grove45th/Western Industrial47th/Ashland47th/Halsted	development Project Area		ate Designated           10/3/2001           9/29/1999           2/6/2002           11/6/2002           12/21/1994           3/12/2008           7/21/1999           1/11/2006           12/15/1999           1/14/1997           1/14/2004           3/10/2004           7/8/1998           3/27/2002           5/29/2002           3/27/2002	12/31/2025           9/29/2022           12/31/2026           12/31/2026           12/21/2017           12/31/2032           7/21/2022           12/31/2030           12/31/2030           12/31/2023           12/31/2023           12/31/2028           12/31/2028           12/31/2028           12/31/2028           12/31/2026           12/31/2026           12/31/2026           12/31/2026           12/31/2026
105th/Vincennes111th Street/Kedzie Ave119th and Halsted119th/I-57126th and Torrence134th and Avenue K24th/Michlgan26th and King Drive35th and Wallace35th/Halsted35th/State40th/State43rd/Cottage Grove45th/Western Industrial47th/Ashland47th/King Drive47th/King Drive47th/King Drive47th/State	development Project Area		ate Designated           10/3/2001           9/29/1999           2/6/2002           11/6/2002           12/21/1994           3/12/2008           7/21/1999           1/11/2006           12/15/1999           1/14/1997           1/14/2004           3/10/2004           7/8/1998           3/27/2002           5/29/2002           3/27/2002           7/21/2004	12/31/2025           9/29/2022           12/31/2026           12/31/2026           12/21/2017           12/31/2032           7/21/2022           12/31/2030           12/31/2030           12/31/2023           12/31/2023           12/31/2028           12/31/2028           12/31/2028           12/31/2026           12/31/2026           12/31/2026           12/31/2026           12/31/2026           12/31/2026           12/31/2026           12/31/2026           12/31/2026           12/31/2026           12/31/2026

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

# Name of Municipality: Chicago County:Cook Unit Code: 016/620/30

## Reporting Fiscal Year: **2013** Fiscal Year End: 12 / 31 /:**2013**

53rd Street	1/10/2001	12/31/2025
60th and Western	5/9/1996	5/9/2019
63rd/Ashland	3/29/2006	12/31/2030
63rd/Pulaski	5/17/2000	12/31/2024
67th/Cicero	10/2/2002	12/31/2026
67th/Wentworth	5/4/2011	12/31/2035
69th/Ashland	11/3/2004	12/31/2028
71st and Stony Island	10/7/1998	10/7/2021
73rd/University	9/13/2006	12/31/2030
79th and Cicero	6/8/2005	12/31/2029
79th Street Corridor	7/8/1998	7/8/2021
79th Street/Southwest Highway	10/3/2001	12/31/2025
79th/Vincennes	9/27/2007	12/31/2031
83rd/Stewart	3/31/2004	12/31/2028
87th/Cottage Grove	11/13/2002	12/31/2026
89th and State	4/1/1998	4/1/2021
95th and Western	7/13/1995	7/13/2018
95th Street and Stony Island	5/16/1990	12/31/2014
Addison Corridor North	6/4/1997	6/4/2020
Addison South	5/9/2007	12/31/2031
Archer Courts	5/12/1999	12/31/2023
Archer/ Central	5/17/2000	12/31/2024
Archer/Western	2/11/2009	12/31/2033
Armitage/Pulaski	6/13/2007	12/31/2031
Austin Commercial	9/27/2007	12/31/2031
Avalon Park/South Shore	7/31/2002	12/31/2026
Avondale	7/29/2009	12/31/2033
Belmont/Central	1/12/2000	12/31/2024
Belmont/Cicero	1/12/2000	12/31/2024
Bronzeville	11/4/1998	12/31/2022
Bryn Mawr/Broadway	12/11/1996	12/11/2019
Calumet Avenue/Cermak Road	7/29/1998	7/29/2021
Calumet River	3/10/2010	12/31/2034
Canal/Congress	11/12/1998	12/31/2022
Central West	2/16/2000	12/31/2024
Chicago/ Kingsbury	4/12/2000	12/31/2024
Chicago/Central Park	2/27/2002	12/31/2026
Chicago Lakeside Development – Phase 1 (USX)	5/12/2010	12/31/2034
Cicero/Archer	5/17/2000	12/31/2024
Clark Street and Ridge Avenue	9/29/1999	9/29/2022
Clark/Montrose	7/7/1999	7/7/2022
Commercial Avenue	11/13/2002	12/31/2026
Devon/Sheridan	3/31/2004	12/31/2028

## Name of Municipality: Chicago County:Cook Unit Code: 016/620/30

## Reporting Fiscal Year: 2013 Fiscal Year End: 12 / 31 /:2013

Devon/Western	11/3/1999	12/31/2023
Diversey/Narragansett	2/5/2003	12/31/2027
Division/Homan	6/27/2001	12/31/2025
Drexel Boulevard	7/10/2002	12/31/2026
Edgewater/Ashland	10/1/2003	12/31/2027
Elston/Armstrong Industrial Corridor	7/19/2007	12/31/2031
Englewood Mall	11/29/1989	12/31/2013
Englewood Neighborhood	6/27/2001	12/31/2025
Ewing Avenue	3/10/2010	12/31/2034
Forty-first Street and Dr. Martin Luther King, Jr. Drive	7/13/1994	12/31/2018
Fullerton/ Milwaukee	2/16/2000	12/31/2024
Galewood/Armitage Industrial	7/7/1999	7/7/2022
Goose Island	7/10/1996	7/10/2019
Greater Southwest Industrial Corridor (East)	3/10/1999	12/31/2023
Greater Southwest Industrial Corridor (West)	4/12/2000	12/31/2024
Harlem Industrial Park Conservation Area	3/14/2007	12/31/2031
Harrison/Central	7/26/2006	12/31/2030
Hollywood/Sheridan	11/7/2007	12/31/2031
Homan-Arthington	2/5/1998	2/5/2021
Humboldt Park Commercial	6/27/2001	12/31/2025
Irving Park/Elston	5/13/2009	12/31/2033
Irving/Cicero	6/10/1996	12/31/2020
Jefferson Park Business District	9/9/1998	9/9/2021
Jefferson/ Roosevelt	8/30/2000	12/31/2024
Kennedy/Kimball	3/12/2008	12/31/2032
Kinzie Industrial Corridor	6/10/1998	6/10/2021
Kostner Avenue	11/5/2008	12/31/2032
Lake Calumet Area Industrial	12/13/2000	12/31/2024
Lakefront	3/27/2002	12/31/2026
LaSalle Central	11/15/2006	12/31/2030
Lawrence/ Kedzie	2/16/2000	12/31/2024
Lawrence/Broadway	6/27/2001	12/31/2025
Lawrence/Pulaski	2/27/2002	12/31/2026
Lincoln Avenue	11/3/1999	12/31/2023
Lincoln-Belmont-Ashland	11/2/1994	12/31/2018
Little Village East	4/22/2009	12/31/2033
Little Village Industrial Corridor	6/13/2007	12/31/2031
Madden/Wells	11/6/2002	12/31/2026
Madison/Austin Corridor	9/29/1999	12/31/2023
Michigan/Cermak	9/13/1989	12/31/2013
Midway Industrial Corridor	2/16/2000	12/31/2024
Midwest	5/17/2000	12/31/2024
Montclare	8/30/2000	12/31/2024
Montrose/Clarendon	6/30/2010	12/31/2034

## Name of Municipality: Chicago County:Cook Unit Code: 016/620/30

## Reporting Fiscal Year: 2013 Fiscal Year End: 12 / 31 / 2013

Near North	7/30/1997	7/30/2020
Near South	11/28/1990	12/31/2014
NearWest	3/23/1989	12/31/2013
North Branch (North)	7/2/1997	12/31/2021
North Branch (South)	2/5/1998	2/5/2021
North Pullman	6/30/2009	12/31/2033
North-Cicero	7/30/1997	7/30/2020
Northwest Industrial Corridor	12/2/1998	12/2/2021
Ogden/Pulaski	4/9/2008	12/31/2032
Ohio/Wabash	6/7/2000	12/31/2024
Pershing/King	9/5/2007	12/31/2031
Peterson/Cicero	2/16/2000	12/31/2024
Peterson/Pulaski	2/16/2000	12/31/2024
Pilsen Industrial Corridor	6/10/1998	12/31/2022
Portage Park	9/9/1998	9/9/2021
Pratt/Ridge Industrial Park Conservation Area	6/23/2004	12/31/2028
Pulaski Corridor	6/9/1999	6/9/2022
Randolph and Wells	6/9/2010	12/31/2034
Ravenswood Corridor	3/9/2005	12/31/2029
Read-Dunning	1/11/1991	12/31/2015
River South	7/30/1997	7/30/2020
River West	1/10/2001	12/31/2025
Roosevelt/Canal	3/19/1997	12/31/2021
Roosevelt/Cicero	2/5/1998	2/5/2021
Roosevelt/Racine	11/4/1998	12/31/2022
Roosevelt/Union	5/12/1999	5/12/2022
Roosevelt-Homan	12/5/1990	12/31/2014
Roseland/Michigan	1/16/2002	12/31/2026
Sanitary Drainage and Ship Canal	7/24/1991	12/31/2015
South Chicago	4/12/2000	12/31/2024
South Works Industrial	11/3/1999	12/31/2023
Stevenson/Brighton	4/11/2007	12/31/2031
Stockyards Annex	12/11/1996	12/31/2020
Stockyards Industrial Commercial	3/9/1989	12/31/2013
Stockyards Southeast Quadrant Industrial	2/26/1992	2/26/2015
Stony Island Avenue Commercial and Burnside Industrial Cor- ridors	6/10/1998	12/31/2034
Touhy/Western	9/13/2006	12/31/2030
Weed/Fremont	1/8/2008	12/31/2032
West Irving Park	1/12/2000	12/31/2024
West Pullman Industrial Park	3/11/1998	3/11/2021
West Woodlawn	5/12/2010	12/31/2034
Western Avenue North	1/12/2000	12/31/2024
Western Avenue Rock Island	2/8/2006	12/31/2030

## Name of Municipality: Chicago County:Cook Unit Code: 016/620/30

## Reporting Fiscal Year: 2013 Fiscal Year End: 12 / 31 /:2013

Western Avenue South	1/12/2000	12/31/2024
Western/Ogden	2/5/1998	2/5/2021
Wilson Yard	6/27/2001	12/31/2025
Woodlawn	1/20/1999	1/20/2022
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SECTION 2 [Sections 2 through 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.] FY 2013

If "Combination/Mixed" List Component Types: Commercial/Industrial/Residential/Public Facili Under which section of the Illinois Municipal Code was Redevelopment Project Area designated	ties	no):
Tax Increment Allocation Redevelopment Act X Industrial Jobs Recovery Law	I / (Check o	ne):
More there any amondments to the redevelopment plan, the redevelopment project area or the State	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)]		
If yes, please enclose the amendment labeled Attachment A	Х	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with		
all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and		
5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		х
Dpinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4)	L.	
and 5/11-74.6-22 (d) (4)]		
Please enclose the Legal Counsel Opinion labeled Attachment C	41.0	<u>X</u>
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan,		
ncluding any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)]		
f yes, please enclose the Activities Statement labeled Attachment D	v	
Nere any agreements entered into by the municipality with regard to the disposition or redevelopment	X	
of any property within the redevelopment project area or the area within the State Sales Tax		
Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)]		
f yes, please enclose the Agreement(s) labeled Attachment E	Х	
s there additional information on the use of all funds received under this Division and steps taken by		
the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D)		
and 5/11-74.6-22 (d) (7) (D)]	V	
f yes, please enclose the Additional Information labeled Attachment F	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that nave received or are receiving payments financed by tax increment revenues produced by the same		
[IF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)]		
f yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	Х	
Nere there any reports or meeting minutes submitted to the municipality by the joint review board?		
65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)]		
f yes, please enclose the Joint Review Board Report labeled Attachment H	<u>X</u>	
Nere any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and		
5/11-74.6-22 (d) (8) (A)]	v	
f yes, please enclose the Official Statement labeled Attachment I	X	· · · · · · · · · · · · · · · · · · ·
Nas analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-		
74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)]		
f yes, please enclose the Analysis labeled Attachment J	Х	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation	· · · · ·	
und? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2)		-
f yes, please enclose Audited financial statements of the special tax allocation fund	х	
abeled Attachment K Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made	<u> </u>	
nto the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)]		
f yes, please enclose a certified letter statement reviewing compliance with the Act labeled		
Attachment L	Х	
A list of all intergovernmental agreements in effect in FY 2013, to which the municipality is a part, and		
an accounting of any money transferred or received by the municipality during that fiscal year		
ursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]	v	
i yes, please enclose list only of the intergovernmental agreements labeled Attachment M	X	

\* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

# SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5)) Provide an analysis of the special tax allocation fund.

#### FY 2013 TIF NAME:

Kostner Avenue Redevelopment Project Area

Fund Balance at Beginning of Reporting Period

962 \$

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment		\$ 4,337	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	2	7	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source; if multiple other sources, attach schedule)	•		
			0%
	*must be comple	ted where 'Reportir	ng Year' is

nount Deposited in Special Tax Allocation

populated

Fund During Reporting Period	2
Cumulative Total Revenues/Cash Receipts	\$ 4,344 100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	1,197
Distribution of Surplus	-
Total Expenditures/Disbursements	1,197
NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS	(1,195)
FUND BALANCE, END OF REPORTING PERIOD* * if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3	\$ (233)
Total Amount Designated (Carried forward from Section 3.3)	\$ (233)

#### SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2013

TIF NAME: Kostner Avenue Redevelopment Project Area

#### ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND (by category of permissible redevelopment cost, amounts expended during reporting period);

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11- 74.6-10 (o)]	Amounts	Reporting Fiscal Year
I. Costs of studies, administration and professional services-Subsections (q)(1) and (o) (1)		
	1,197	
		the second second
·		\$ 1,19
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$
3. Property assembly, demolition, site preparation and environmental site improvement costs.		
Subsection (q)(2), (o)(2) and (o)(3)		
·		
		\$
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private		
buildings. Subsection (q)(3) and (o)(4)		
	· · ·	
		\$
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)	X	
·		
		\$
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial		
Jobs Recovery TIFs ONLY		
· · · · · · · · · · · · · · · · · · ·		

A definition of the set of t	SECTION 3.2 A		
Interface       Image: Subsection (q) (6) and (o)(8)       Image: Subsection (q) (6) and (o)(8)         Image: Subsection (q) (6) and (o)(8)       Image: Subsection (q) (7) and (o)(9)       Image: Subsection (q) (7) and (o)(9)         Image: Subsection (q) (7) and (o)(9)       Image: Subsection (q)(7) and (o)(9)       Image: Subsection (q)(7) and (o)(9)         Image: Subsection (q)(7) and (o)(9)       Image: Subsection (q)(7, 5) - Tax Ingrement Allocation Redevalopment TFis ONLY       Image: Subsection (q)(7, 5) - Tax Ingrement Allocation Redevalopment TFis ONLY         Image: Subsection (q)(7) and (o)(10)       Image: Subsection (q)(7, 5) - Tax Ingrement Allocation Redevalopment TFis ONLY       Image: Subsection (q)(7, 6) - Tax Ingrement Allocation Redevalopment TFis ONLY         Image: Subsection (q)(7) and (o)(10)       Image: Subsection (q)(7, 6) - Tax Ingrement Allocation Redevalopment TFis ONLY       Image: Subsection (q)(7, 6) - Tax Ingrement Allocation Redevalopment TFis ONLY         Image: Subsection (q)(7) and (o)(10)       Image: Subsection (q)(7) and (o)(10)       Image: Subsection (q)(7) and (o)(10)         Image: Subsection (q)(7) and (o)(11)       Image: Subsection (q)(7) and (o)(12)       Image: Subsection (q)(7) and (o)(12)         Image: Subsection (q)(7) and (o)(12)       Image: Subsection (q)(7) and (o)(12)       Image: Subsection (q)(7) and (o)(12)         Image: Subsection (q)(7) and (o)(12)       Image: Subsection (q)(7) and (o)(12)       Image: Subsection (q)(7) and (o)(12)	PAGE 2		
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	13. Costs of job training, retraining advanced vocational or career education provided by other		
	laxing bodies. Subsection (q)(10) and (o)(12)		
\$ -			

SECTION 3.2 A			ALL 111 100 AL
PAGE 3			
14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)			
			8.000 J
· · · · · · · · · · · · · · · · · · ·			
· · · · · · · · · · · · · · · · · · ·			
		\$	-
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		171	
			-
·		1	
· · · ·			
		\$	-
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY			
		1940 - C	
		1271 - <u>142</u> - 14	
	·		
		states and the	
		\$	-
		- <b>·</b> · ·	
TOTAL ITEMIZED EXPENDITURES		\$	1,197

### Section 3.2 B

## FY 2013

#### **TIF NAME:** Kostner Avenue Redevelopment Project Area

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

\_X\_\_\_\_ There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

## SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period

FY 2013

TIF NAME: Kostner Avenue Redevelopment Project Area

FUND BALANCE, END OF REPORTING PERIOD		\$ (233
	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		L <u></u>
Restricted for debt service	\$ -	\$
······		
		<u> </u>
Total Amount Designated for Obligations	\$-	\$
2. Description of Project Costs to be Paid Restricted for future redevelopment project costs		\$ (23)
		Ş (23.
		4
Total Amount Designated for Project Costs		\$ (23)
TOTAL AMOUNT DESIGNATED		\$
		7
SURPLUS*/(DEFICIT)		\$ (23

\* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing districts (See instructions and statutes)

### SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

## FY 2013

### TIF NAME: Kostner Avenue Redevelopment Project Area

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

\_\_\_\_\_ No property was acquired by the Municipality Within the Redevelopment Project Area

# SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G) PAGE 1

FY 2013

#### TIF NAME: Kostner Avenue Redevelopment Project Area SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 <u>MUST BE INCLUDED</u> WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here if <b>NO</b> projects were undertaken by the Municip	ality Within the Redevelop	ment Project Area:	_ <u>X</u>
ENTER total number of projects undertaken by the Municip list them in detail below*.	pality Within the Redevelop	oment Project Area and	
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$	- \$ -	\$
Public Investment Undertaken		• \$ -	\$
Ratio of Private/Public Investment	0		0
Project 1:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 2:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 3:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 4:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 5:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 6:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois.

SECTION 6	
FY 2013	
TIF NAME:	Kostner Avenue Redevelopment Project Area
Provide the base EAV (a	at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment			
project area was		Reporting Fiscal Year	
designated	Base EAV	ĒAV	

List all overlapping tax districts in the redevelopment project area. If overlapping taxing district received a surplus, list the surplus.

\_\_\_\_\_ The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment	
	\$	
	\$ -	
	\$ -	
	\$ -	
	\$ -	
	\$	
	\$ -	
	\$ -	
	\$	
	\$ -	
	\$ -	
	\$ -	
	\$	
	\$ -	
	\$ -	

#### **SECTION 7**

Provide information about job creation and retention

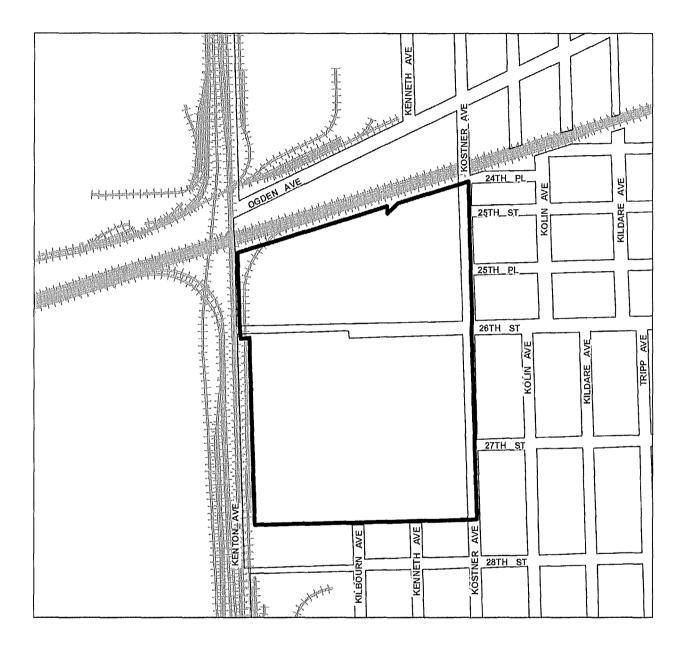
Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$
			\$ -
			\$ -
			\$ -
			\$ -
			\$

#### **SECTION 8**

Provide a general description of the redevelopment project area using only major boundaries:

Optional Documents	Enclosed	
Legal description of redevelopment project area		
Map of District	X	

# Kostner Avenue Redevelopment Project Area 2013 Annual Report



### STATE OF ILLINOIS)

## ) SS

## COUNTY OF COOK )

## CERTIFICATION

### TO:

Judy Baar Topinka Comptroller of the State of Illinois James R. Thompson Center 100 West Randolph Street, Suite 15-500 Chicago, Illinois 60601 Attention: June Canello, Director of Local Government

James R. Dempsey Associate Vice Chancellor-Finance City Colleges of Chicago 226 West Jackson Boulevard, Room 1125 Chicago, Illinois 60606

Herman Brewer Bureau Chief Cook County Bureau of Economic Dev. 69 West Washington Street, Suite 3000 Chicago, Illinois 60602

Lawrence Wilson, Comptroller Forest Preserve District of Cook County 69 W. Washington Street, Suite 2060 Chicago, IL 60602 Barbara Byrd-Bennett Chief Executive Officer Chicago Board of Education 125 South Clark Street, 5th Floor Chicago, Illinois 60603

Jacqueline Torres, Director of Finance Metropolitan Water Reclamation District of Greater Chicago 100 East Erie Street, Room 2429 Chicago, Illinois 60611

Douglas Wright South Cook County Mosquito Abatement District 155th & Dixie Highway P.O. Box 1030 Harvey, Illinois 60426

Michael P. Kelly, General Superintendent & CEO Chicago Park District 541 North Fairbanks, 7th Floor Chicago, Illinois 60611

I, Rahm Emanuel, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 <u>et seq</u>, (the "Act") with regard to the Kostner Avenue Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

## Attachment B

### Attachment B

1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2013, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2014.

Jahn Emmelses

Rahm Emanuel, Mayor City of Chicago, Illinois



## DEPARTMENT OF LAW

## CITY OF CHICAGO

June 30, 2014

Attachment C

Judy Baar Topinka Comptroller of the State of Illinois James R. Thompson Center 100 West Randolph Street, Suite 15-500 Chicago, Illinois 60601 Attention: June Canello, Director of Local Government

James R. Dempsey Associate Vice Chancellor-Finance City Colleges of Chicago 226 West Jackson Boulevard, Room 1125 Chicago, Illinois 60606

Herman Brewer Bureau Chief Cook County Bureau of Economic Dev. 69 West Washington Street, Suite 3000 Chicago, Illinois 60602

Lawrence Wilson, Comptroller Forest Preserve District of Cook County 69 W. Washington Street, Suite 2060 Chicago, IL 60602 Barbara Byrd-Bennett Chief Executive Officer Chicago Board of Education 125 South Clark Street, 5th Floor Chicago, Illinois 60603

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Douglas Wright South Cook County Mosquito Abatement District 155th & Dixie Highway P.O. Box 1030 Harvey, Illinois 60426

Michael P. Kelly, General Superintendent & CEO Chicago Park District 541 North Fairbanks, 7th Floor Chicago, Illinois 60611

Re: Kostner Avenue Redevelopment Project Area (the "Redevelopment Project Area")

Dear Addressees:

I am the Corporation Counsel of the City of Chicago, Illinois (the "City") and, in such capacity, I am the head of the City's Law Department. In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.

Opinion of Counsel for 2013 Annual Report Page 2 June 30, 2014

Attorneys, past and present, in the Law Department of the City and familiar with the requirements of the Act, have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area, and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Finance and Office of Budget and Management (collectively, the "City Departments"), have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very troly yours, Stanh R. Patha

Stephen R. Patton Corporation Counsel

## **SCHEDULE 1**

(Exception Schedule)

- (X) No Exceptions
- ( ) Note the following Exceptions: