

to West Pershing Road on the north; and along West Pershing Road, from South Racine Avenue on the east to South Packers Avenue (extended) on the west.

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APPROVAL OF AMENDMENT NUMBER 3 TO  
STOCKYARDS SOUTHEAST QUADRANT  
INDUSTRIAL REDEVELOPMENT  
PROJECT AREA.

The Committee on Finance submitted the following report:

CHICAGO, March 19, 1997.

*To the President and Members of the City Council:*

Your Committee on Finance, having had under consideration an ordinance authorizing the approval of Amendment Number 3 to the Stockyards Southeast Quadrant Industrial Redevelopment Project Area, and having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,  
*Chairman.*

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, Evans, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 50.

*Nays -- None.*

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, On February 26, 1992, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (1994), as amended (the "Act"), the City Council of the City of Chicago (the "City") adopted ordinances approving and adopting the Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program Redevelopment Plan (the "Plan") for the Stockyards Southeast Quadrant Industrial Redevelopment Project Area (the "Area"), designating the Area as a redevelopment project area pursuant to the Act and adopting tax increment allocation financing for the Area; and

WHEREAS, On September 14, 1994, the City Council of the City adopted Amendment Number 1 to the Plan with respect to the utilization of net incremental revenues received from the Area to pay for eligible redevelopment costs, or obligations to pay such costs, in the adjacent Stockyards Industrial/Commercial Redevelopment Area established by the City Council of the City on March 8, 1989, and vice versa; and

WHEREAS, On January 10, 1996, the City Council of the City adopted Amendment Number 2 to the Plan to allow for certain adjustments in line items in Table Number 1, "Estimated Redevelopment Project Costs -- Program Action/Improvements" (the "Plan Budget") without further amendment of the Plan and to add rehabilitation and relocation costs to the Plan Budget; and

WHEREAS, The City desires further to amend the Plan to (i) increase the total amount of the Plan Budget to accommodate new developments and City projects planned for vacant sites; (ii) provide the City with the ability to transfer tax increment revenue not allocated to projects in the Area to the adjacent Stockyards Annex Redevelopment Project Area established on December 11, 1996, and vice versa; and (iii) amend the Land-Use Map of the Plan to broaden the land uses acceptable for two (2) sites along Halsted Street, changing "Commercial" to "Commercial/Industrial"; and

WHEREAS, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Community Development Commission (the "Commission") of the City, by authority of the Mayor and the City Council of the City (the "City Council", referred to herein collectively with the Mayor as the "Corporate Authorities") called a public hearing (the "Hearing") concerning approval of Amendment Number 3 to the Plan (the "Amendment") pursuant to the Act on January 28, 1997, which Plan and Amendment are attached hereto as Exhibit A; and

WHEREAS, Due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area and to the Department of Commerce and Community Affairs of the State of Illinois by certified mail on December 12, 1996, by publication in the *Chicago Sun-Times* on December 31, 1996 and January 5, 1997, and by certified mail to taxpayers within the Area on January 17, 1997; and

WHEREAS, A meeting of the Joint Review Board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on December 23, 1996 at 10:00 A.M., concerning the approval of the Amendment; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 97-CDC-15 attached hereto as Exhibit B, adopted on January 28, 1997, recommending to the City Council approval of the Amendment, among other related matters; and

WHEREAS, The Corporate Authorities have reviewed the Plan, the Amendment, testimony from the Hearing, if any, the recommendation of the Board if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; now, therefore,

*Be It Ordained by the City Council of the City of Chicago:*

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

SECTION 2. Approval of the Amendment. The City hereby approves the Amendment pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act.

SECTION 3. Invalidity of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 4. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 5. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

Exhibits "A" and "B" referred to in this ordinance read as follows:

*Exhibit "A".*

*City Of Chicago*

*Stockyards Southeast Quadrant Industrial Redevelopment Area*

*Tax Increment Allocation Finance Program*

*Redevelopment Plan And Project*

*September, 1991.*

*Executive Summary.*

*Goals And Objectives.*

General Goals:

- Improve the quality of life in Chicago by eliminating the influence of, as well as the manifestations of, both physical and economic blight in the Redevelopment Project Area.
- Provide sound economic development in the Redevelopment Project Area.
- Revitalize the Redevelopment Project Area to make it an important center contributing to the revitalization of the Redevelopment Area.
- Create an environment within the Redevelopment Project Area which will contribute to the health, safety and general welfare of the City, and preserve or enhance the value of properties in the Redevelopment Project Area.
- Create suitable locations for industry.
- Create job opportunities.
- Achieve changes of land-use, through development of coordinated clusters of uses for neighborhood shopping and industry.

## Redevelopment Objectives:

- Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Blighted Area. Section IV of this document, Blighted Area Conditions Existing in the Redevelopment Project Area, describes the blighting conditions.
- Return tax delinquent properties back to the tax roles.
- Enhance the tax base of the City of Chicago and of the other taxing districts which extend into the Redevelopment Project Area by encouraging private investment in new commercial and industrial construction.
- Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing business activity, taxable values and job opportunities.
- Encourage the assembly of land into parcels functionally adaptable with respect to shape and size for industrial redevelopment needs and standards.
- Provide needed incentives to encourage improvements for new development efforts.
- Improve the appearance and security of the Redevelopment Project Area by creating a new industrial area.
- Provide needed incentives to encourage a broad range of improvements in both new development and rehabilitation efforts.
- Encourage the participation of minorities and women in the development of the Redevelopment Project Area.

## Development And Design Objectives:

- Establish a pattern of land-use activities arranged in compact, compatible groupings to increase efficiency of operation and economic relationships.
- Encourage coordinated development of parcels and structures in order to achieve efficient building design; unified off-street parking, trucking and service facilities; and appropriate access to nearby highways.
- Achieve development which is integrated both functionally and aesthetically with nearby existing development.

- Ensure safe and adequate circulation patterns and capacity in the project area.
- Encourage a high-quality appearance of buildings, rights-of-way and open spaces, and encourage high standards of design.
- Encourage development of usable industrial space of all sizes.

Based upon surveys, inspections, research and analysis of the area by Louik/Schneider & Associates, Inc., the Stockyards Southeast Quadrant Industrial Redevelopment Project Area qualifies as a vacant "blighted area" as defined by the Act. The area is characterized by the presence of two (2) of the blighting factors for vacant land as listed in the Act, impairing the sound growth of the taxing districts in the City of Chicago.

Specifically:

- Of the fourteen (14) factors set forth in the law, eleven (11) are present in the Study Area.
- The blighting factors which are present are reasonably distributed throughout the Study Area.
- All areas within the Study Area show the presence of blighting factors.

Based upon the findings of the Eligibility Study for the Stockyards Southeast Quadrant Industrial Area, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

#### *Redevelopment Plan.*

The Redevelopment Plan proposes the development of approximately seventy (70) acres of new industrial facilities that will stimulate other industrial development by the private sector in the area outside of the proposed Redevelopment Project Area. In order to accomplish the City of Chicago objective of stimulating industrial development in the Stockyards Southeast Quadrant Industrial Redevelopment Area, public and private improvements need to take place. This Redevelopment Plan will make approximately seventy (70) acres of land available for industrial facilities development.

The proposed Stockyards Southeast Quadrant Industrial Redevelopment Project Area will require planning and programming of improvements. The redevelopment agreement will generally provide for the City to provide funding for necessary soil and site improvements. The funds for said improvements are to come from the City's issuance of bonds to be repaid from the incremental increase in tax revenues to be generated from the entire Redevelopment Project Area. Developers or users will undertake the responsibility for the required soil and site improvements, a portion of which may be paid for from the issuance of bonds, and will further be required to build any agreed to improvements and necessary ancillary improvements required for the project.

The estimated redevelopment project costs are shown in Table 1. To the extent that municipal obligations have been issued to pay for such redevelopment project costs included prior to, but in anticipation of, the adoption of tax increment financing, the City shall be reimbursed for such redevelopment project costs. The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs).

Table 1.

## Program Action/Improvements:

Land Acquisition	\$ 500,000
Demolition	3,500,000
Site Preparation	5,300,000
Environmental Remediation	2,500,000
Public Improvements	500,000
Job Training	500,000
Interest Subsidies	1,000,000
Contingencies	400,000
Planning, Legal, Studies, Etc.	300,000
<b>TOTAL PROJECT COST*</b>	<b>\$14,500,000</b>

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

Funds necessary to pay for redevelopment project costs and municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and proceeds from municipal obligations which have as their revenue source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Other sources of funds which may be used to pay for redevelopment costs and obligations issued or incurred, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the municipality may from time to time deem appropriate.

#### Issuance Of Obligations.

To finance redevelopment costs a municipality may issue obligations secured by the anticipated tax increment revenue generated within the T.I.F. redevelopment area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net tax increment revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on a part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

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

#### Most Recent Equalized Assessed Valuation Of Properties In The Redevelopment Project Area.

The total 1989 equalized assessed valuation for the entire Redevelopment Project Area is Twenty Million Four Hundred Forty-eight Thousand Six Hundred Seven Dollars (\$20,448,607). This equalized assessed valuation is subject to final verification by Cook County. After verification, the County



Clerk of Cook County, Illinois will certify the amount, and this amount will serve as the "Initial Equalized Assessed Valuation".

*Anticipated Equalized Assessed Valuation.*

By the year 2000, when it is estimated that all the anticipated private development will be completed and fully assessed, the estimated equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between Thirty-two Million Dollars (\$32,000,000) and Thirty-seven Million Dollars (\$37,000,000). These estimates are based on several key assumptions, including: 1) all new industrial development will be completed in 1998; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Project and Plan; 3) the most recent State Multiplier of 1.9133 as applied to 1989 assessed values will remain unchanged; and 4) for the duration of the project the tax rate for the entire Redevelopment Project Area is assumed to be the same and will remain unchanged from the 1989 level.

*Introduction.*

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area contains approximately two hundred twenty-eight and five-tenths (228.5) acres. The Redevelopment Project Area is bounded generally on the north by Exchange Avenue, on the east by Halsted Street, on the south by West 47th Street, and on the west by Packers Avenue. Halsted Street, 47th Street and Racine Avenue provide the major access to the Redevelopment Project Area. The Redevelopment Project Area is located in an area of Chicago that has excellent transportation access. The Dan Ryan Expressway lies one (1) mile east along 39th Street, Root Street to 43rd Street and 47th Street, and the Stevenson Expressway is one and five-tenths (1.5) miles north along Ashland Avenue. The location and boundaries of the Redevelopment Project Area are shown on Map 1, Project Boundary.

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area is located in the New City Community Area within the area known as the former Union Stockyards which is primarily an industrial area. The Redevelopment Project Area is underutilized. It contains considerable areas of vacant land on which there is debris including cinders, bricks, concrete and wood. Some previous building improvements were removed in the 1960s due to their advanced state of decay. There are abandoned railroad tracks in portions of the Redevelopment Project Area.

The purpose of the Redevelopment Plan is to create a mechanism to allow for the development of a new industrial facility on the vacant and under-utilized land and to remove dilapidated structures to create an environment suitable for industrial development in the Redevelopment Project Area. The redevelopment of this Project Area is expected to encourage economic revitalization within the community and surrounding area.

#### Tax Increment Allocation Redevelopment Act.

An analysis of conditions within this area indicates that it is appropriate for designation as a redevelopment project, utilizing the State of Illinois tax increment financing legislation. The area is characterized by conditions which warrant the designation as a "blighted area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (hereafter referred to as the "Act"). The Act is found in the Illinois Revised Statutes, Chapter 24, Section 11-74.4-1, et seq., as amended.

The Act provides a means for municipalities, after the approval of a "Redevelopment Plan and Project", to redevelop blighted areas by pledging the increase in tax revenues generated by public and private redevelopment in order to pay for the up-front public costs which are required to stimulate such private investment in new redevelopment and rehabilitation. Municipalities may issue obligations to be repaid from the stream of real property tax increments that occur within the tax increment financing district.

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

The Stockyards Southeast Quadrant Industrial Redevelopment Area Project and Plan (hereafter referred to as the "Redevelopment Plan" has been formulated in accordance with the provision of the Act. It is a guide to all proposed public and private action in the Redevelopment Project Area. In addition to describing the objectives of redevelopment, the Redevelopment Plan sets forth the overall program to be undertaken to accomplish these objectives. This program is the "Redevelopment Project".

This Redevelopment Plan also specifically describes the Stockyards Southeast Quadrant Industrial Redevelopment Tax Increment Redevelopment Project Area (hereafter referred to as the "Redevelopment Project Area"). This area meets the eligibility requirement of the Act. The Redevelopment Project Area boundaries are described in Section II of the Redevelopment Plan and shown in Map 1, Boundary Map.

After its approval of the Redevelopment Plan, the City Council then formally designates the Redevelopment Project Area.

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

1. On a coordinated rather than a piecemeal basis to ensure that the land-use, vehicular access, parking, service and urban design systems will meet modern-day principles and standards.
2. On a reasonable, comprehensive and integrated basis to ensure that blighting factors are eliminated.
3. Within a reasonable and defined time period.

Revitalization of the Redevelopment Project Area is a large and complex undertaking and presents challenges and opportunities commensurate to its scale. The success of this effort will depend to a large extent on the cooperation between the private sector and agencies of local government. The adoption of the Redevelopment Plan makes possible the implementation of a logical program to stimulate redevelopment in the Redevelopment Project Area -- an area which cannot reasonably be anticipated to be developed without the adoption of this Redevelopment Plan. Public investments will create the appropriate environment to attract the investment required for the rebuilding of the area.

Successful implementation of the Redevelopment Plan and Project requires that the City of Chicago take full advantage of the estate tax increments attributed to the Redevelopment Project as provided in accordance with the Act. The Redevelopment Project Area would not be reasonably developed without the use of such incremental revenues.

#### *Redevelopment Project Area And Legal Description.*

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area is located approximately six (6) miles northwest of Chicago's Central Business District. The Redevelopment Project Area contains approximately two hundred twenty-eight and five tenths (228.5) acres. The Redevelopment Project Area is bounded generally on the north by West Exchange Avenue, on the east by South Halsted Street, on the south by West 47th Street, and on the west by South Packers Avenue. South Halsted Street, West 47th Street and South Racine Avenue provide the major access to the Redevelopment Project Area.

The legal description of the Stockyards Southeast Quadrant Industrial Redevelopment Project Area is as follows:

A tract of land in the northeast quarter, in the southeast quarter, and in the east half of the southwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, described as follows:

beginning at the southeast corner of said Section 5; thence west along the south line of said southeast quarter 2,640 feet more or less, to the west line of said southeast quarter; thence north 1,320 feet along last said west line to the south line of the northeast quarter of the southwest quarter (being the south line of Packers Subdivision as recorded September 20, 1870 as Document Number 66615); thence west 910 feet along last said south line to a line 33 feet west of and parallel to the centerline of Packers Avenue; thence north 1,330 feet along last said line 33 feet west of the centerline of Packers Avenue to the north line of said southwest quarter of Section 5; thence east 910 feet more or less, along last said north line to the west line of the northeast quarter of said Section 5; thence north 962 feet along last said west line to the centerline of Exchange Avenue as shown on Stock yard Subdivision as recorded March 14, 1903 as Document Number 3362808; thence east 1,020 feet along the centerline of Exchange Avenue to the west line extended north of Donovan Industrial Park as recorded July 1, 1976 as Document Number 23542559; thence south 952 feet along last said west line to the centerline of 43rd Street (also being the south line of northeast quarter of said Section 5); thence east 320 feet along the centerline of 43rd Street to the centerline of Morgan Street as shown in said Donovan Industrial Park; thence north 250 feet along last said centerline of Morgan Street to the south line of the north 190 feet of Lot 4 extended west of said Donovan Industrial Park; thence east 620.4 feet along last said south line to the east line of Lot 4 of Donovan Industrial Park; thence north 660 feet more or less, along the east line of Lots 4 and 1 in Donovan Industrial Park to centerline of Exchange Avenue; thence east 710 feet along the centerline of Exchange Avenue to the east line of said Section 5; thence south along last said east line of Section 5 to the southeast corner of Section 5 being the place of beginning, all in Lake Township, Cook County, Illinois.

Property contains 228.5 acres, more or less.

*Redevelopment Project Area Goals And Objectives:*

General Goals:

- Improve the quality of life in Chicago by eliminating the influence of, as well as the manifestation of, both physical and economic blight in the Redevelopment Project Area.
- Provide sound economic development in the Redevelopment Project Area.
- Revitalize the Redevelopment Project Area to make it an important center contributing to the revitalization of the Redevelopment Project Area.
- Create an environment within the Redevelopment Project Area which will contribute to the health, safety, and general welfare of the City, and preserve or enhance the value of properties in the Redevelopment Project Area.
- Create suitable locations for industry.
- Create job opportunities.
- Achieve changes of land-use, through development of coordinated clusters of uses for neighborhood shopping and industry.

Redevelopment Objectives:

- Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Blighted Area. Section IV of this document, Blighted Area Conditions Existing in the Redevelopment Project Area, describes the blighting conditions.
- Return tax delinquent properties back to the tax roles.
- Enhance the tax base of the City of Chicago and of the other taxing districts which extend into the Redevelopment Project Area by encouraging private investment in new commercial and industrial construction.
- Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing business activity, taxable values and job opportunities.

- Encourage the assembly of land into parcels functionally adaptable with respect to shape and size for industrial redevelopment needs and standards.
- Provide needed incentives to encourage improvements for new development efforts.
- Improve the appearance and security of the Redevelopment Project Area by creating a new industrial area.
- Provide needed incentives to encourage a broad range of improvements in both new development and rehabilitation efforts.
- Encourage the participation of minorities and women in the development of the Redevelopment Project Area.

#### Development And Design Objectives:

- Establish a pattern of land-use activities arranged in compact, compatible groupings to increase efficiency of operation and economic relationships.
- Encourage coordinated development of parcels and structures in order to achieve efficient building design; unified off-street parking, trucking and service facilities; and appropriate access to nearby highways.
- Achieve development which is integrated both functionally and aesthetically with nearby existing development.
- Ensure safe and adequate circulation patterns and capacity in the Project Area.
- Encourage a high-quality appearance of buildings, rights-of-way and open spaces, and encourage high standards of design.
- Encourage development of usable industrial space of all sizes.

Investment in new development is essential in the Stockyards Southeast Quadrant Industrial Redevelopment Project Area. Development efforts in the Redevelopment Project Area will strengthen the entire City through environmental improvements, an increased tax base and additional employment opportunities.

This section of the Redevelopment Plan identifies the goals and objectives of the Redevelopment Project Area. A latter section of the Redevelopment

Plan identifies more specific programs which the City plans to undertake in achieving the redevelopment goals and objectives which have been identified.

*Blighted Area Conditions Existing In  
The Redevelopment Project Area.*

Based upon surveys, inspections, research and analysis of the area by Louik/Schneider & Associates, Inc. the Redevelopment Project Area qualifies as a "blighted area" as defined by the Act. A separate report entitled "Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Financing District Eligibility Report", dated September, 1991 describes in detail the surveys and analysis undertaken and the basis for the finding that the Redevelopment Project Area qualifies as a "blighted area" as defined by the Act. Summarized below are the findings of the Eligibility Report: The area is characterized by the presence of eleven (11) of the blighting factors for an improved area as listed in the Act, impairing the sound growth of the taxing districts in this area of the City. Specifically:

- Of the fourteen (14) factors set forth in the law, eleven (11) are present in the area.
- The blighting factors which are present are reasonably distributed throughout the Study Area.
- All areas within the Study Area shown the presence of blighting factors.

1. Age.

Age as a factor is present in two (2) of the three (3) blocks in the Study Area. Of the thirty (30) total buildings in the Study Area, twenty-one (21) (seventy percent (70%)) are thirty-five (35) years of age or older.

2. Dilapidation.

Dilapidation is present in two (2) parcels containing eleven (11) interconnected buildings. These buildings significantly impact one (1) block of the Study Area.

3. Obsolescence.

Obsolescence as a factor is present in two (2) of the three (3) blocks. Sixteen (16) of the thirty (30) structures (fifty-three percent (53%)) are obsolete and there are numerous parcels which are obsoletely platted.

4. Deterioration.

Deterioration as a factor is present in may of the parcels in the Study Area. Conditions contributing to this factor include deteriorating structures, deteriorating off-street parking and storage areas and site surface areas. Twenty-one (21) of the thirty (30) structures (seventy percent (70%)) are characterized by deterioration including four (4) parcels which contain structures that have deterioration of parking surfaces.

5. Illegal Use Of Individual Structures.

There was no evidence of structures which were illegal uses as defined by municipal ordinance.

6. Structures Below Minimum Code Standards.

Structures below the city's minimum code standards for existing buildings as a factor is present in one (1) parcel having a major impact on one (1) block.

7. Excessive Vacancies.

Excessive vacancies as a factor is present in two (2) of the three (3) blocks. Twelve (12) buildings were entirely vacant (forty percent (40%)) and another was partially vacant. The Study Area contains over seventy (70) acres of vacant under-utilized land (thirty-one percent (31%) of the entire area).

8. Overcrowding Of Structures And Community Facilities.

There was no evidence of overcrowding of structures in the Study Area.



9. Lack Of Ventilation, Light Or Sanitary Facilities.

Twelve (12) structures in the Study Area exhibit a lack of ventilation, light or sanitary facilities.

10. Inadequate Utilities.

Inadequate utilities are present in the interior area of one (1) block and in providing direct access to another block in the Study Area.

11. Excessive Land Coverage.

There was no evidence of excessive land coverage in the Study Area.

12. Deleterious Land-Use Or Layout.

Deleterious land-use or layout is present in fifty-four (54) parcels of the sixty-five (65) parcels (eighty-three percent (83%)) in the Study Area. Conditions contributing to this factor include outside storage areas, large tracts of vacant and under-utilized land, vacant and dilapidated structures and sub-standard streets limiting access to portions of the Study Area.

13. Depreciation Of Physical Maintenance.

Depreciation of physical maintenance is present in twenty (20) of the thirty (30) structures (sixty-seven percent (67%)) in the Study Area. In addition, almost all vacant parcels have deteriorated surfaces and fly dumping. Conditions contributing to this factor include deferred maintenance and lack of maintenance of buildings, parking and storage areas, and site improvements. Depreciation of physical maintenance is present in fifty (50) of the sixty-five (65) parcels (seventy-seven percent (77%)) in the Study Area.

14. Lack Of Community Planning.

Lack of community planning is present to a major extent throughout the Study Area. Conditions contributing to this factor include parcels of inadequate size, contemporary development in accordance with current day needs and standards, and the lack of reasonable development controls for building uses, setbacks, off-street parking and loading and the limited access provided by the present street system in combination with the vacant inaccessible land areas. The

area lacks an overall plan for coordinated development on a parcel by parcel basis. The entire Study Area exhibits this factor.

The analysis above was based upon data assembled by the City of Chicago, Department of Economic Development and Louik/Schneider & Associates, Inc.. The surveys, research and analysis conducted include:

1. exterior surveys of the condition and use of the Redevelopment Project Area;
2. field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. analysis of existing and previous uses and their relationships;
4. comparison of current land-use to current zoning ordinance and the current zoning maps;
5. historical analysis of site uses and users;
6. analysis of original and current platting and building size layout;
7. analysis to tax delinquency;
8. review of previously prepared plans, studies and data.

Based upon the findings of the Eligibility Study for Stockyards Southeast Quadrant Industrial Study Area, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

*Stockyards Southeast Quadrant Industrial  
Redevelopment Project.*

A. Redevelopment Project Area Goal And Objectives.

The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including but not limited to tax increment financing, and by undertaking some or all of the following actions:

1. **Assemblage of Sites.** To achieve the renewal of the Redevelopment Project Area, properly identified in Map 3, Development Activities, attached hereto and made a part hereof, may be acquired by the City of Chicago and cleared of all improvements if any and either (a) sold or leased for private redevelopment, or (b) sold, leased or dedicated for construction of public improvements or facilities. The City may determine that to meet the renewal objectives of this Redevelopment Plan, other properties in the Redevelopment Project Area not scheduled for acquisition should be acquired, or certain property currently listed for acquisition should not be acquired. Acquisition of land for public rights-of-way will also be necessary for the portions of said rights-of-way that the City does not own (see Map 3).

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

2. **Provision of Public Improvements and Facilities.** Adequate public improvements and facilities will be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:
  - a. Construction of Packers Street.
  - b. Provision of utilities necessary to serve the redevelopment.
3. **Provision for Demolition and Environmental Remediation.** Funds may be made available for demolition and removal of dilapidated structures and any necessary environmental remediation required for such building sites.
  - a. Demolition of the former Hammond Warehouse, Inc. storage facility and any necessary environmental remediation will be accomplished through a redevelopment agreement with the Back of the Yards Neighborhood Council which is obtaining this property through the Cook County Tax Reactivation Program.
4. **Provision for Soil and Site Improvements.** Funds may be made available for improvement properties for the purpose of making land suitable for development.

- a. Entering into a redevelopment agreement for necessary soil preparation and site improvements in the Redevelopment Project Area.
5. Provision for Interest Subsidy. Funds may be made available to privately held properties for the purpose of reducing interest costs for the purpose of redeveloping properties.
6. Provision for Job Training. Funds may be made available for companies building or expanding facilities in the Project Area for the training of new employees or existing employees.
7. Redevelopment Agreements. Land assemblage shall be conducted for (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Terms of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific controls than those stated in the Redevelopment Plan.

In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements.

#### B. Redevelopment Plan.

The Redevelopment Plan proposes the development of new industrial facilities that takes advantage of the Redevelopment Project Area's excellent location. The industrial facilities and ancillary services will cover almost all of the Stockyards Southeast Quadrant Industrial Redevelopment Project Area. The Redevelopment Project Area will allow for the development of one million (1,000,000) square feet of new industrial facilities employing approximately five hundred (500) persons.

The Redevelopment Plan proposes a redevelopment by the Back of the Yards Neighborhood Council (B.Y.N.C.) that will stimulate other industrial development by the private sector in the Redevelopment Project Area as well as areas outside of the Redevelopment Project Area. The purpose of B.Y.N.C.'s plan is the removal of eleven (11) multi-storied vacant and uninhabited storage buildings which were built at the turn of the century. These buildings are in a blighted state of repair and can not be rehabilitated. The buildings have no electricity, heat, they lack windows, doors and operating systems. The buildings are located on four hundred seventy-six thousand two hundred thirty-six (476,236) square feet of land (approximately eleven (11) acres), which will be developed with new industrial buildings when the eleven (11) buildings are demolished. In order

to accomplish the City of Chicago's objective of stimulating industrial development, numerous public and private improvements need to take place. This Redevelopment Plan will make approximately seventy (70) acres of land available for new industrial facilities development.

The proposed Stockyards Southeast Quadrant Industrial Redevelopment Project Area will require planning and programming of improvements. The redevelopment agreement will generally provide for the City to provide funding for necessary soil and site improvements. The funds for said improvements are to come from the City's issuance of bonds to be repaid from the incremental increase in tax revenues to be generated from the entire Redevelopment Project Area. Developers or users will undertake the responsibility for the required soil and site improvements, a portion of which may be paid for from the issuance of bonds, and will further be required to build any agreed to improvements and necessary ancillary improvements required for the project.

The Redevelopment Plan and Project conforms to the Comprehensive Plan of the City of Chicago.

#### C. General Land-Use Plan.

The Redevelopment Plan and the proposed projects described herein conform to the land-uses and development policies for the City as a whole as currently provided by the Comprehensive Plan of Chicago (1966).

#### D. Estimated Redevelopment Project Costs.

Redevelopment project costs mean the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan and Redevelopment Project pursuant to the State of Illinois Tax Increment Allocation Redevelopment Act. Such costs may include, without limitation, the following:

1. costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan, including but not limited to staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected;
2. 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, and the clearing and grading of land;

3. cost of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;
4. costs of the construction of public works or improvements;
5. costs of job training and retraining projects;
6. 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 hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter and including reasonable reserves related thereto;
7. all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project to the extent the municipality by written agreement accepts and approves such costs;
8. relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
9. payment in lieu of taxes;
10. costs of job training, 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 a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality 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 and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

11. interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
  - b. such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph 11 then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
  - d. the total of such interest payments paid pursuant to this Act may not exceed thirty percent (30%) of the total of (i) costs paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.
  
12. Unless explicitly stated in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

The estimated redevelopment project costs are shown in Table 1. To the extent that municipal obligations have been issued to pay for such redevelopment project costs included prior to, but in anticipation of, the adoption of tax increment financing, the City shall be reimbursed for such redevelopment project costs. The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan.

Table 1.

## Estimated Redevelopment Project Costs.

## Program Action/Improvements:

Land Acquisition	\$ 500,000
Demolition	3,500,000
Site Preparation	5,300,000
Environmental Remediation	2,500,000
Public Improvements	500,000
Job Training	500,000
Interest Subsidies	1,000,000
Contingencies	400,000
Planning, Legal, Studies, Etc.	300,000
<b>TOTAL PROJECT COST*:</b>	<b>\$14,500,000</b>

## E. Sources Of Funds To Pay Redevelopment Project Costs.

Funds necessary to pay for redevelopment project costs and municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and proceeds from municipal obligations which have as their revenue source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

---

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



The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Other sources of funds which may be used to pay for redevelopment costs and obligations issued or incurred, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the municipality may from time to time deem appropriate. Without the use of such tax incremental revenues, the Redevelopment Project Area would not reasonably be developed. All incremental revenues utilized by the City of Chicago will be utilized exclusively for the development of the Redevelopment Project Area.

#### Issuance Of Obligations.

To finance redevelopment costs a municipality may issue obligations secured by the anticipated tax increment revenue generated within the T.I.F. redevelopment area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on a part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

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

Revenues shall be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and redevelopment project costs, and, to the extent that real property tax increment is not used for such purposes, shall be declared surplus and shall then become available for

distribution annually to taxing districts in the Redevelopment Project Area in the manner provided by the Act.

**Most Recent Equalized Assessed Valuation Of Properties In The Redevelopment Project Area.**

The total 1989 equalized assessed valuation for the entire Redevelopment Project Area is Twenty Million Four Hundred Forty-eight Thousand Six Hundred Seven Dollars (\$20,448,607). This equalized assessed valuation is subject to final verification by Cook County. After verification, the County Clerk of Cook County, Illinois will certify the amount, and this amount will serve as the "Initial Equalized Assessed Valuation".

**Anticipated Equalized Assessed Valuation.**

By the year 2000, when it is estimated that all the anticipated private development will be completed and fully assessed, the estimated equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between Thirty-two Million Dollars (\$32,000,000) and Thirty-seven Million Dollars (\$37,000,000). These estimates are based on several key assumptions, including: 1) all industrial development will be completed in 1998; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Project and Plan; 3) the most recent State Multiplier of 1.9133 as applied to 1989 assessed values will remain unchanged; and 4) for the duration of the project the tax rate for the entire Redevelopment Project Area is assumed to be the same and will remain unchanged from the 1989 level.

*Provision For Amending Action Plan.*

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area Tax Increment Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

*Affirmative Action Plan.*

The City is committed to and will affirmatively implement the following principles with respect to the Stockyards Southeast Quadrant Industrial Redevelopment Project Area.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to the Plan and Project, including but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.
- B. This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

Table 2.

## 1989 Equalized Assessed Valuation.

## Southeast Quadrant of the Stockyards 1989 Equalized Assessed Valuation.

Permanent Index Number	1989
20-05-200-004	\$ 12,377
20-05-200-008	1,749,755
20-05-200-015	34,395
20-05-200-019	3,664
20-05-200-045	1,538
20-05-200-046	4,001
20-05-200-047	4,163
20-05-200-048	1,184,715
20-05-200-049	18,801
20-05-200-050	1,846,319

Permanent Index Number	1989
20-05-200-067	\$ 25,787
20-05-200-068	2,397
20-05-200-070	3,432
20-05-200-071	237
20-05-200-072	2,177
20-05-200-073	9,190
20-05-200-074	7,179
20-05-200-075	14,742
20-05-200-076	165,045
20-05-200-077	1,270
20-05-200-083	519
20-05-200-088	222,184
20-05-200-094	237,532
20-05-200-095	115,799
20-05-200-096	216,193
20-05-200-100	0
20-05-200-105	209,734
20-05-200-106	9,899
20-05-200-112	1,791,645
20-05-200-113	132,773

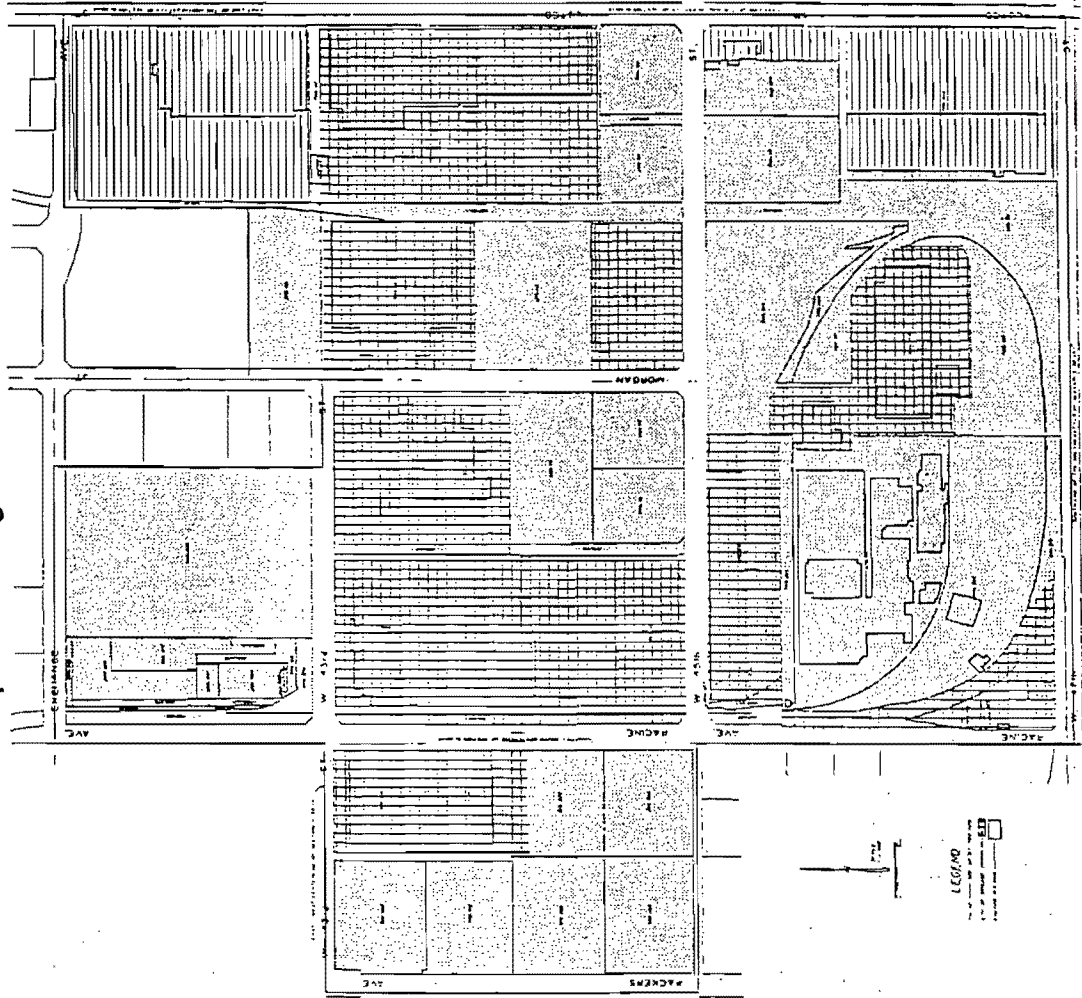
Permanent Index Number	1989
20-05-200-114	\$ 84,855
20-05-200-115	50,655
20-05-200-116	49,384
20-05-200-117	94,272
20-05-200-118	252,904
20-05-200-119	283,274
20-05-200-120	220,881
20-05-200-132	1,934,760
20-05-200-133	1,331,856
20-05-200-135	37,985
20-05-200-138	13,676
20-05-200-140	71,043
20-05-200-141	63,376
20-05-200-144	14,382
20-05-200-145	24,258
20-05-200-146	2,282,820
20-05-200-147	581,157
20-05-200-148	7,121
20-05-302-003	81,034
20-05-302-007	73,128

Permanent Index Number	1989
20-05-302-009	\$ 77,058
20-05-302-010	821,175
20-05-302-011	687,816
20-05-302-012	74,399
20-05-400-003	12,877
20-05-400-004	1,576,764
20-05-400-006	48,542
20-05-400-007	674,199
20-05-400-009	210,663
20-05-400-011	462,720
20-05-400-012	165,041
20-05-400-014	51,774
20-05-400-015	0
20-05-400-016	5,296
TOTAL:	\$20,448,607

[Map 1 referred to in this Stockyards Southeast Quadrant  
Industrial Redevelopment Plan and Project  
unavailable at time of printing.]

[Maps 2 and 3 referred to in this Stockyards Southeast Quadrant  
Industrial Redevelopment Plan and Project printed  
on pages 41207 through 41208  
of this Journal.]

Map 2 Existing Land-Use

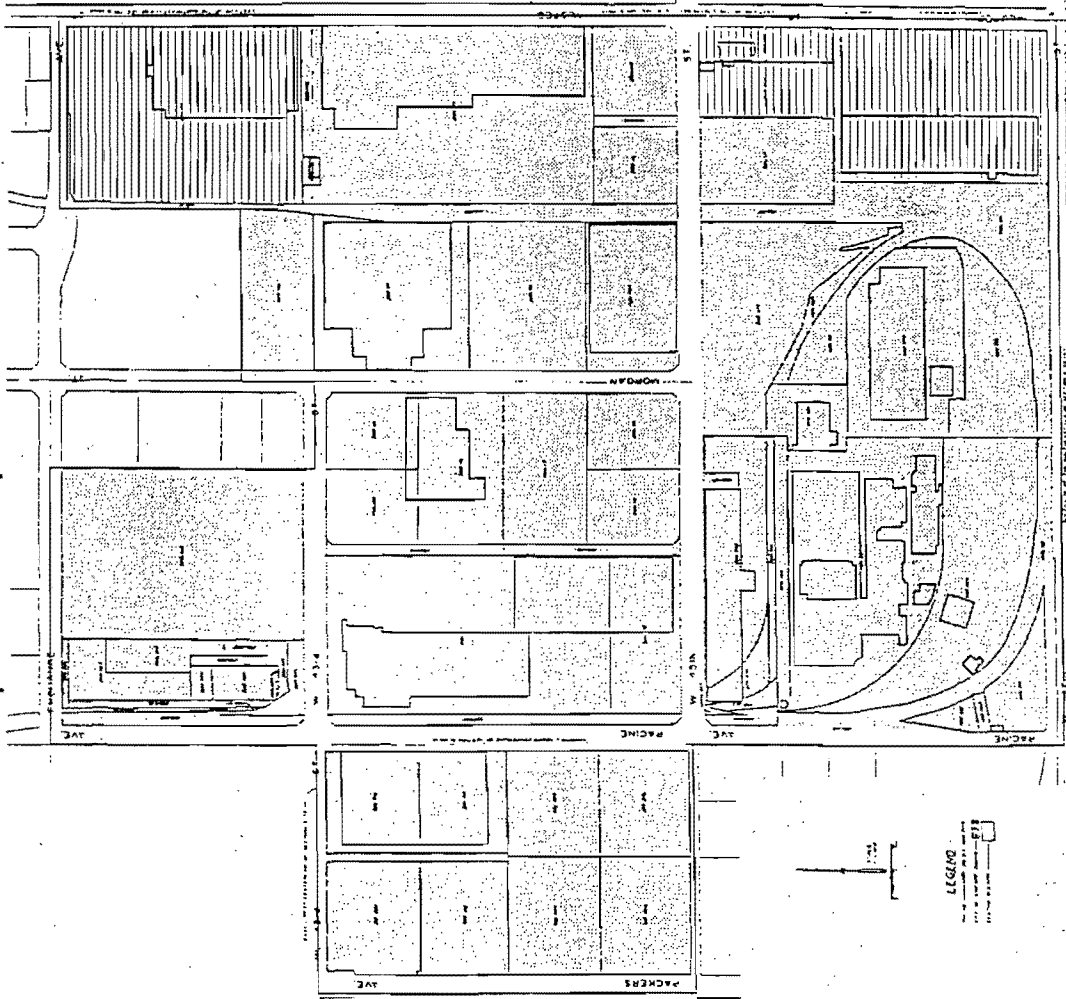


Stockyards  
 Southeast Quadrant Industrial  
 Redevelopment Project Area  
 Redevelopment Plan  
 City of Chicago  
 September, 1991  
 Prepared by: Louik/Schneider &  
 Associates

Industrial  
 Vacant  
 Commercial

Map 3.

Map 3 Redevelopment Plan / Proposed Land-Use



Stockyards  
 Southeast Quadrant Industrial  
 Redevelopment Project Area  
 Redevelopment Plan  
 City of Chicago  
 September, 1991  
 Prepared by: Louie/Schneider &  
 Associates

Industrial  
 Commercial



*Plan Amendment Number 3.*

*Stockyards Southeast Quadrant  
Tax Increment Finance Program  
Redevelopment Plan.*

The City proposes an amendment (the "Plan Amendment Number 3") for the Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program Redevelopment Plan and Project (the "Plan") to modify Table Number 1 (estimated redevelopment project costs -- program action/improvements) to adjust the budgets of individual program action/improvements to accommodate anticipated new projects and new projections of incremental revenue. Plan Amendment Number 3 will provide the City with greater flexibility when considering financial assistance for redevelopment proposals.

The Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program Redevelopment Plan and Project (the "Plan and Project") of the City of Chicago approved by ordinance and adopted on February 26, 1992, and as amended by ordinance adopted on September 14, 1994, and ordinance adopted on January 10, 1996 is further amended as follows:

Revised Table Number 1, dated September, 1995, is replaced by:

Revised Table Number 1 (See Attachment 1).

Map 3, Redevelopment Plan/Proposed Land-Use is replaced by:

Maps 3, Redevelopment Plan/Proposed Land-Use (See Attachment 2).

[Attachment 2 referred to in this Plan Amendment Number 3  
printed on page 41212 of this Journal.]

Attachment 1 referred to in this Plan Amendment Number 3 reads as follows:

*Attachment 1.**Plan Amendment Number 3.**Stockyards Southeast Quadrant Industrial Redevelopment Area  
Tax Increment Allocation Finance Program  
Redevelopment Plan And Project.**Revised Table Number 1.**"Estimated Redevelopment Project Costs".*

Original Program Action/ Improvements	Original Estimated Project Cost	Amended Program Action/ Improvements	Amended Estimated Project Cost
1) Land Acquisition:	\$ 500,000	Land Acquisition:	\$ 8,000,000
2) Demolition:	3,500,000	Demolition:	5,000,000
3) Site Preparation:	5,300,000	Site Preparation:	4,000,000
4) Environmental Remediation:	2,500,000	Environmental Remediation:	3,000,000
5) Public Improvements:	500,000	Public Improvements:	1,500,000
6) Job Training:	500,000	Job Training:	500,000
7) Interest Subsidies:	1,000,000	Interest Subsidies:	1,000,000
8) Contingencies:	400,000	Deleted:	-0-
9) Planning, Legal Studies, Etc.:	300,000	Planning, Legal Studies, Etc.:	600,000

	Original Program Action/ Improvements	Original Estimated Project Cost	Amended Program Action/ Improvements	Amended Estimated Project Cost
10) Not Listed		\$ -0-	<b>Rehabilitation Costs:</b>	<b>\$ 2,500,000</b>
11) Not Listed		-0-	<b>Relocation Costs:</b>	<b>500,000</b>
<hr/>				
<b>TOTAL PROJECT COSTS:</b>		<b>\$14,500,000</b>		<b>\$26,600,000</b>

Note: The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs and other financing costs). Within this limit, adjustments may be made in line items without further amendment to Table Number 1 in the Plan and Project. Line items and/or estimated redevelopment project costs in bold type are revisions to Table Number 1 found in the original Plan and Project.

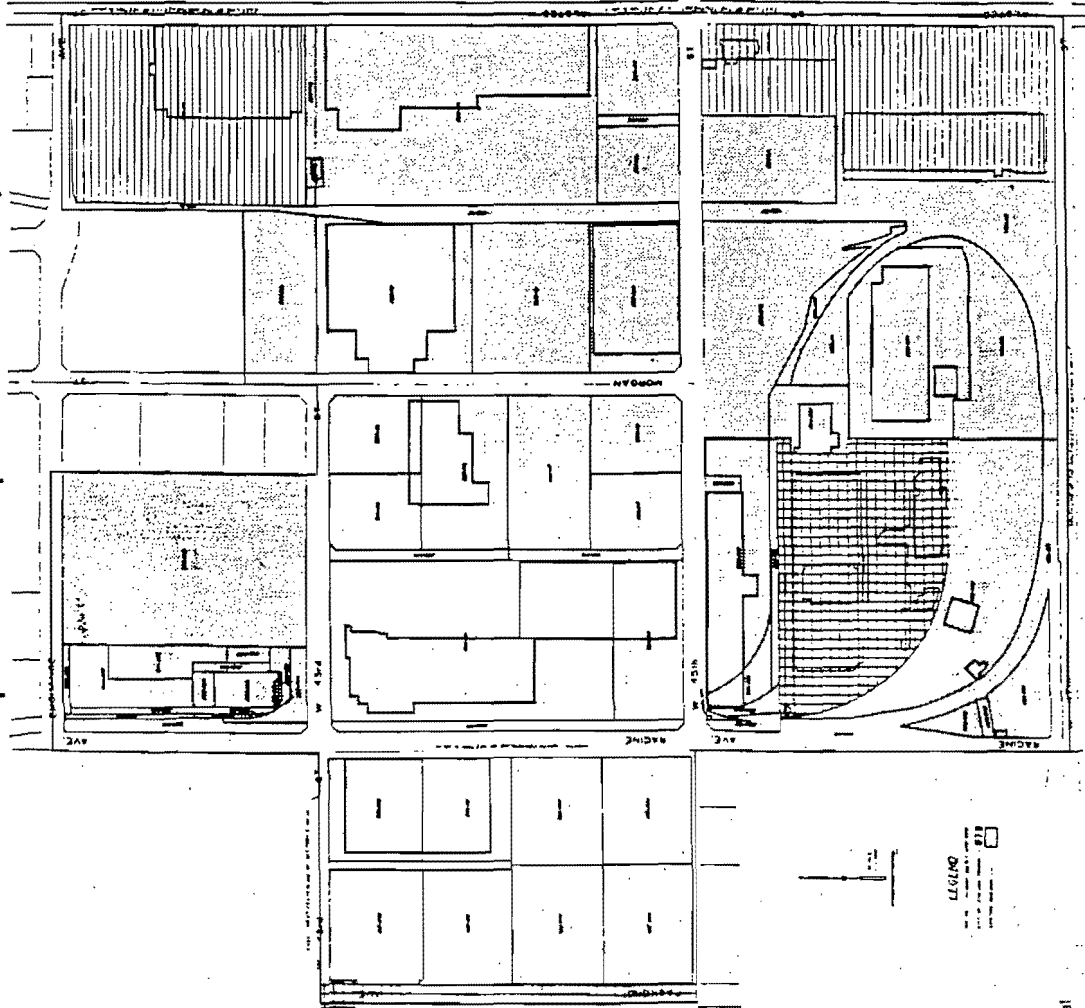
The following text is inserted at the foot of the Table:

Note 1. The Stockyards Southeast Quadrant Industrial Redevelopment Project Area and the Stockyards Annex Redevelopment Project Area are contiguous to each other and to the Stockyards Industrial/Commercial Redevelopment Project Area established on March 9, 1989. The City finds the goals, objectives and financial success of such redevelopment project area to be interdependent. The City therefore proposes to utilize incremental revenues received from one redevelopment project area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment areas. The City further finds that it is in the best interests of the City and in furtherance of the purposes of the Act that incremental revenues from the Stockyards Southeast Quadrant Industrial Redevelopment Project Area be made payable to support the Stockyards Industrial/Commercial Redevelopment Project Area and the Stockyard Annex Redevelopment Project Area, and vice versa.

Attachment 2.

Map 3.

Map 3 Redevelopment Plan / Proposed Land-Use



Stockyards  
 Southeast Quadrant Industrial  
 Redevelopment Project Area  
 Redevelopment Plan  
 City of Chicago  
 September, 1993  
 Prepared by: Louik/Schneider &  
 Associates

LEGEND

- Industrial
- Industrial / Commercial
- Properties which may need to be acquired

*Exhibit "B".*

State of Illinois )  
                          ) SS.  
County of Cook )

*Certificate.*

I, Darlene Cowan, the duly authorized, qualified and Assistant Secretary of the Community Development Commission of the City of Chicago, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a resolution adopted by the Community Development Commission of the City of Chicago at a Special Meeting held on the 28th day of January, 1997, with the original resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said resolution.

Dated this 30th day of January, 1997.

(Signed)           Darlene Cowan            
                          Assistant Secretary

Resolution 97-CDC-15 referred to in this Certificate reads as follows:

*Community Development Commission*

*Of The*

*City Of Chicago*

*Resolution 97-CDC-15*

*Recommending To The City Council Of*

*The City Of Chicago*

*For The*

*Stockyards Southeast Quadrant*

*Tax Increment Financing*

*Redevelopment Project Area.*

*Approval Of*

*Amendment Number 3*

*To The*

*Redevelopment Plan.*

Whereas, The Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("City Council", referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Chapter 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, et seq.) (1993) (the "Act"); and

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

Whereas, Staff of the City's Department of Planning and Development has conducted a review of the Stockyards Southeast Quadrant Tax Increment Finance Program Redevelopment Plan and Project (the "Plan") and Amendment Number 3 to the Plan; and

Whereas, Prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan or an amendment, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/11-74.4-5(a) of the Act, convene a meeting of a joint review board (the "Board") pursuant to Section 5/11-74.4-5(b) of the Act, set the dates of such Hearing and Board meeting and give notice thereof pursuant to Section 5/11-74.4-6 of the Act; and

Whereas, The Plan was made available for public inspection and review beginning December 9, 1996, being a date prior to the adoption by the Commission of Resolution 96-CDC-78 on December 10, 1996 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 1000; and

Whereas, Notice of the Hearing by publication was given at least twice, the first publication being on December 31, 1996, a date which is not more than thirty (30) nor less than ten (10) days prior to the Hearing, and the second publication being on January 5, 1997, both in the *Chicago Sun-Times*, being a newspaper of general circulation within the taxing districts having property in the Area; and

Whereas, Notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the area, on January 17, 1997, being a date not less than ten (10) days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three (3) years; and

Whereas, Notice of the Hearing was given by mail to the Illinois Department of Commerce and Community Affairs ("D.C.C.A.") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to D.C.C.A. and all Board members, on December 12, 1996, being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, Notice of the Hearing and copies of the Report and Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on December 12, 1996, being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, The Hearing was held on January 28, 1997 at 2:00 P.M. at City Hall, City Council Chambers, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to the City Council regarding amendment of the Plan; and

Whereas, The Board meeting was convened on December 23, 1996 at 10:00 A.M. (being a date no more than fourteen (14) days following the mailing of the notice to all taxing districts on December 12, 1996) in Room 1000, City Hall, 121 North LaSalle Street, Chicago, Illinois, to consider its advisory

recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

Whereas, The Commission has reviewed Amendment Number 3 to the Plan, considered testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission deemed necessary or appropriate in making the findings set forth herein and formulating its decision whether to recommend to the City Council amendment of the Plan; now, therefore,

Be It Resolved By The Community Development Commission Of The City Of Chicago:

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

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

a. The Plan as amended meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not more than twenty-three (23) years from the date of the adoption of the ordinance approving the designation of the Area as a redevelopment project area, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than twenty (20) years.

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

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

Section 5. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 6. This resolution shall be effective as of the date of its adoption.

Section 7. A certified copy of this resolution shall be transmitted to the City Council.



Adopted: January 28, 1997.

(Sub)Exhibits "A" and "B" referred to in this Resolution 97-CDC-15 read as follows:

*(Sub)Exhibit "A".*  
(To Resolution 97-CDC-15)

*Plan Amendment Number 3.*

*Stockyards Southeast Quadrant*

*Tax Increment Finance Program*

*Redevelopment Plan.*

*December 10, 1996.*

The City proposed an amendment (the "Plan Amendment Number 3") for the Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program Redevelopment Plan and Project (the "Plan") to modify Table Number 1 (estimated redevelopment project costs -- program action/improvements) to adjust the budgets of individual program action/improvements to accommodate anticipated new projects and new projections of incremental revenue. Plan Amendment Number 3 will provide the City with greater flexibility when considering financial assistance for redevelopment proposals.

The Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program Redevelopment Plan and Project (the "Plan and Project") of the City of Chicago approved by ordinance and adopted on February 26, 1992, and as amended by ordinance adopted on September 14, 1994, and ordinance adopted on January 10, 1996 is further amended as follows:

Revised Table Number 1, dated September, 1995, is replaced by:

Revised Table Number 1, dated December 10, 1996 (See Attachment 1).

Map 3, Redevelopment Plan/Proposed Land-Use is replaced by:

Maps 3, Redevelopment Plan/Proposed Land-Use, dated December 10, 1996 (See Attachment 2).

[Attachment 2 referred to in this Plan Amendment Number 3  
unavailable at time of printing.]

Attachment 1 referred to in this Plan Amendment Number 3 reads as follows:

*Attachment 1.*

*Plan Amendment Number 3.*

*Stockyards Southeast Quadrant Industrial Redevelopment Area  
Tax Increment Allocation Finance Program  
Redevelopment Plan And Project.*

Revised Table Number 1, Dated December 10, 1996.

"Estimated Redevelopment Project Costs".

Original Program Action/ Improvements	Original Estimated Project Cost	Amended Program Action/ Improvements	Amended Estimated Project Cost
1) Land Acquisition:	\$ 500,000	Land Acquisition:	\$ 8,000,000
2) Demolition:	3,500,000	Demolition:	5,000,000
3) Site Preparation:	5,300,000	Site Preparation:	4,000,000
4) Environmental Remediation:	2,500,000	Environmental Remediation:	3,000,000

	Original Program Action/ Improvements	Original Estimated Project Cost	Amended Program Action/ Improvements	Amended Estimated Project Cost
5)	Public Improvements:	500,000	Public Improvements:	<b>1,500,000</b>
6)	Job Training:	500,000	Job Training:	500,000
7)	Interest Subsidies:	1,000,000	Interest Subsidies:	1,000,000
8)	Contingencies:	400,000	Deleted:	-0-
9)	Planning, Legal, Studies, Etc.:	300,000	Planning, Legal, Studies, Etc.:	<b>600,000</b>
10)	Not Listed	-0-	Rehabilitation Costs:	<b>2,500,000</b>
11)	Not Listed	-0-	Relocation Costs:	<b>500,000</b>
<b>TOTAL PROJECT COSTS:</b>		<b>\$14,500,000</b>		<b>\$26,600,000</b>

Note: The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs and other financing costs). Within this limit, adjustments may be made in line items without further amendment to Table Number 1 in the Plan and Project. Line items and/or estimated redevelopment project costs in bold type are revisions to Table Number 1 found in the original Plan and Project.

The following text is inserted at the foot of the Table:

Note 1. The Stockyards Southeast Quadrant T.I.F. District and the proposed Stockyards Annex Redevelopment Project T.I.F. District are contiguous to each other and to the Stockyards Industrial/Commercial Redevelopment District. The City finds the goals, objectives and financial success of such redevelopment project areas to be interdependent. The City therefore proposes to utilize incremental revenues received from one (1) redevelopment project area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment areas. The City further finds that it is in the best interests of the City and in furtherance of the purposes of the Act that incremental revenues from the Stockyards

Southeast Quadrant T.I.F. District be made available to support the Stockyards Industrial/Commercial T.I.F. and the proposed Stockyards Annex Redevelopment Project Area District, and vice versa.

*(Sub)Exhibit "B".*  
(To Resolution 97-CDC-15)

*Stockyards Southeast Quadrant T.I.F. District.*

*Street Description.*

Stockyards Southeast Quadrant Industrial Redevelopment Area established by the City on February 26, 1992 (the "Area"). The street location of the Area is generally described as follow:

bounded generally on the north by West Exchange Avenue; on the east by South Halsted Street; on the south by West 47th Street; and on the west by South Packers Avenue.

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AUTHORIZATION FOR ISSUANCE OF FREE PERMITS, LICENSE  
FEE EXEMPTIONS, CANCELLATION OF WATER RATES  
AND WAIVER OF FEES FOR CERTAIN CHARITABLE,  
EDUCATIONAL AND RELIGIOUS INSTITUTIONS.

The Committee on Finance submitted the following report:

CHICAGO, March 19, 1997.

*To the President and Members of the City Council:*

Your Committee on Finance, to which had been referred October 2, 1995, January 14, February 7 and 26, 1997 sundry proposed ordinances and orders transmitted therewith to authorize the issuance of free permits, license fee exemptions, cancellation of water rates and waiver of fees for certain

charitable, educational and religious institutions, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinances, substitute ordinances and orders transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,  
*Chairman.*

On motion of Alderman Burke, the said proposed ordinances, substitute ordinances and orders transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, Evans, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 50.

*Nays* -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Said ordinances and orders, as passed, read as follows (the italic heading in each case not being a part of the ordinance or order):

#### FREE PERMITS.

*Anshe Emet Synagogue.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Commissioner of Buildings, the Commissioner of Transportation, the Commissioner of Streets and Sanitation, the Commissioner of Sewers, the Commissioner of Water and the Commissioner of Fire are hereby directed to issue all necessary permits, free of charge,

Term: Not to exceed five years.

City Interest Rate; 3% per annum.

Bank Interest Rate: 9.25% per annum.

Collateral: (i) Second mortgage on real estate at 4311 West Belmont Avenue; (ii) first lien on new machinery; (iii) lien against existing equipment; and (iv) personal guaranty of Nick Gutu and Gregory Sztejkowski.

Purpose: To provide financial assistance for the (i) construction and renovation of an existing 81,639 square foot facility at 4311 West Belmont Avenue, Chicago, Illinois; and (ii) acquisition of equipment and machinery, both for the manufacture and assembly of windows.

Job Creation: Forty-nine new, permanent job opportunities, all of which will be available to low-income or low- and moderate-income persons residing in the City.

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AUTHORIZATION FOR AMENDMENT OF REDEVELOPMENT  
PLAN FOR SOUTHEAST QUADRANT INDUSTRIAL  
REDEVELOPMENT PROJECT AREA.

The Committee on Finance submitted the following report:

CHICAGO, January 10, 1996.

*To the President and Members of the City Council:*

Your Committee on Finance, having had under consideration an ordinance authorizing the amending of the Redevelopment Plan for the Southeast Quadrant Industrial Redevelopment Project Area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,  
*Chairman.*

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Olivo, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Zalewski, Chandler, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Austin, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Hansen, Levar, Shiller, M. Smith, Moore, Stone -- 44.

*Nays* -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, On February 26, 1992, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. (1994), as amended (the "Act"), the City Council of the City of Chicago (the "City") adopted ordinances approving and adopting the Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program Redevelopment Plan (the "Plan") for the Stockyards Southeast Quadrant Industrial Redevelopment Project Area (the "Southeast Quadrant Redevelopment Area"), designating the Southeast Quadrant Redevelopment Area as a redevelopment project area pursuant to the Act and adopting tax increment allocation financing for the Southeast Quadrant Redevelopment Area; and

WHEREAS, On September 14, 1994, the City Council of the City adopted the first amendment to the Plan with respect to the utilization of net incremental revenues received from the Southeast Quadrant Redevelopment Area to pay for eligible redevelopment costs, or obligations to pay such costs, in the adjacent Stockyards Industrial-Commercial Redevelopment Area established by the City Council of the City on March 8, 1989, and vice versa; and

WHEREAS, The estimated redevelopment project costs approved in the original Plan did not include certain redevelopment project costs which are eligible for tax increment allocation financing pursuant to the Act; and

WHEREAS, The City desires further to amend the Plan to provide financial assistance to developers whose projects include rehabilitation and relocation activities, which are eligible redevelopment project costs pursuant to the Act but which are not included in the Plan; and

WHEREAS, The Plan, attached hereto as Exhibit A, together with the document entitled, "Plan Amendment No. 2 -- Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program Redevelopment Plan and Project" dated September, 1995, attached hereto as Exhibit B (collectively, the "Amended Plan"), provides for a Revised Table 1, "Estimated Redevelopment Project Costs"; and

WHEREAS, Pursuant to Section 11-74.4-5(b) of the Act, a joint review board was convened on September 29, 1995 to consider the Amended Plan; and

WHEREAS, Pursuant to Section 11-74.4-5(a) of the Act, the City Council of the City caused a public hearing to be held by the Community Development Commission relative to the approval of the Amended Plan on November 14, 1995; and

WHEREAS, Due notice with respect to such hearing was given pursuant to Sections 11-74.4-5 and 11.74.4-6 of the Act; now, therefore,

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. The recitals hereto are incorporated by this reference as though set out herein in full.

SECTION 2. The Amended Plan is hereby adopted and approved.

SECTION 3. This ordinance is intended to supplement and amend but not repeal all or any portions of the above-noted ordinances of the City Council of the City designating the Southeast Quadrant Redevelopment Area and adopting tax increment financing for the Southeast Quadrant Redevelopment Area.

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

SECTION 5. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict, and



this ordinance shall be in full force and effect immediately upon its passage and approval as provided by law.

Exhibits "A" and "B" referred to in this ordinance read as follows:

*Exhibit "A".*

*City Of Chicago.*

*Stockyards Southeast Quadrant Industrial Redevelopment  
Area Tax Increment Allocation  
Finance Program.*

*Redevelopment Plan And Project.*

*September 1991.*

*Executive Summary.*

*Goals And Objectives.*

General Goals:

- Improve the quality of life in Chicago by eliminating the influence of, as well as the manifestations of, both physical and economic blight in the Redevelopment Project Area.
- Provide sound economic development in the Redevelopment Project Area.
- Revitalize the Redevelopment Project Area to make it an important center contributing to the revitalization of the Redevelopment Area.

- Create an environment within the Redevelopment Project Area which will contribute to the health, safety, and general welfare of the City, and preserve or enhance the value of properties in the Redevelopment Project Area.
- Create suitable locations for industry.
- Create job opportunities.
- Achieve changes of land use, through development of coordinated clusters of uses for neighborhood shopping and industry.

Redevelopment Objectives:

- Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Blighted Area. Section IV of this document, Blighted Area Conditions Existing in the Redevelopment Project Area, describes the blighting conditions.
- Return tax delinquent properties back to the tax roles.
- Enhance the tax base of the City of Chicago and of the other taxing districts which extend into the Redevelopment Project Area by encouraging private investment in new commercial and industrial construction.
- Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing business activity, taxable values, and job opportunities.
- Encourage the assembly of land into parcels functionally adaptable with respect to shape and size for industrial redevelopment needs and standards.
- Provide needed incentives to encourage improvements for new development efforts.
- Improve the appearance and security of the Redevelopment Project Area by creating a new industrial area.
- Provide needed incentives to encourage a broad range of improvements in both new development and rehabilitation efforts.
- Encourage the participation of minorities and women in the development of the Redevelopment Project Area.

#### Development And Design Objectives:

- Establish a pattern of land use activities arranged in compact, compatible groupings to increase efficiency of operation and economic relationships.
- Encourage coordinated development of parcels and structures in order to achieve efficient building design; unified off-street parking, trucking and service facilities; and appropriate access to nearby highways.
- Achieve development which is integrated both functionally and aesthetically with nearby existing development.
- Ensure safe and adequate circulation patterns and capacity in the project area.
- Encourage a high-quality appearance of buildings, rights-of-way and open spaces, and encourage high standards of design.
- Encourage development of usable industrial space of all sizes.

Based upon surveys, inspections, research and analysis of the area by Louik/Schneider & Associates, Inc., the Stockyards Southeast Quadrant Industrial Redevelopment Project Area qualifies as a vacant "blighted area" as defined by the Act. The area is characterized by the presence of two (2) of the blighting factors for vacant land as listed in the Act, impairing the sound growth of the taxing districts in the City of Chicago.

#### Specifically:

- Of the fourteen (14) factors set forth in the law, eleven (11) are present in the Study Area.
- The blighting factors which are present are reasonably distributed throughout the Study Area.
- All areas within the Study Area show the presence of blighting factors.

Based upon the findings of the Eligibility Study for the Stockyards Southeast Quadrant Industrial Area, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

*Redevelopment Plan.*

The Redevelopment Plan proposes the development of approximately seventy (70) acres of new industrial facilities that will stimulate other industrial development by the private sector in the area outside of the proposed Redevelopment Project Area. In order to accomplish the City of Chicago objective of stimulating industrial development in the Stockyards Southeast Quadrant Industrial Redevelopment Area, public and private improvements need to take place. This Redevelopment Plan will make approximately seventy (70) acres of land available for industrial facilities development.

The proposed Stockyards Southeast Quadrant Industrial Redevelopment Project Area will require planning and programming of improvements. The redevelopment agreement will generally provide for the City to provide funding for necessary soil and site improvements. The funds for said improvements are to come from the City's issuance of bonds to be repaid from the incremental increase in tax revenues to be generated from the entire Redevelopment Project Area. Developers or users will undertake the responsibility for the required soil and site improvements, a portion of which may be paid for from the issuance of bonds, and will further be required to build any agreed to improvements and necessary ancillary improvements required for the project.

The estimated redevelopment project costs are shown in Table 1. To the extent that municipal obligations have been issued to pay for such redevelopment project costs included prior to, but in anticipation of, the adoption of tax increment financing, the City shall be reimbursed for such redevelopment project costs. The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs).

Table 1.

Program Action/Improvements.

Land Acquisition	\$ 500,000
Demolition	3,500,000
Site Preparation	5,300,000

Environmental Remediation	\$ 2,500,000
Public Improvements	500,000
Job Training	500,000
Interest Subsidies	1,000,000
Contingencies	400,000
Planning, Legal, Studies, etc.	<u>300,000</u>
<b>TOTAL PROJECT COSTS:*</b>	<b>\$14,500,000</b>

Funds necessary to pay for redevelopment project costs and municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and proceeds from municipal obligations which have as their revenue source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Other sources of funds which may be used to pay for redevelopment costs and obligations issued or incurred, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the municipality may from time to time deem appropriate.

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

### Issuance Of Obligations.

To finance redevelopment costs a municipality may issue obligations secured by the anticipated tax increment revenue generated within the T.I.F. redevelopment area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net tax increment revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

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

### Most Recent Equalized Assessed Valuation Of Properties In The Redevelopment Project Area.

The total 1989 equalized assessed valuation for the entire Redevelopment Project Area is Twenty Million Four Hundred Forty-eight Thousand Six Hundred Seven Dollars (\$20,448,607). This equalized assessed valuation is subject to final verification by Cook County. After verification, the County Clerk of Cook County, Illinois will certify the amount, and this amount will serve as the "Initial Equalized Assessed Valuation".

### Anticipated Equalized Assessed Valuation.

By the year 2000, when it is estimated that all the anticipated private development will be completed and fully assessed, the estimated equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between Thirty-two Million Dollars (\$32,000,000) and Thirty-seven Million Dollars (\$37,000,000). These estimates are based on several key assumptions, including: 1) all new industrial development will be completed in 1998; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Project and Plan; 3) the most recent State Multiplier of 1.9133 as applied to 1989 assessed values will remain unchanged; and 4) for the duration of the project the tax rate for the entire Redevelopment Project Area is assumed to be the same and will remain unchanged from the 1989 level.

### *Introduction.*

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area contains approximately two hundred twenty-eight and one-half (228.5) acres. The Redevelopment Project Area is bounded generally on the north by South Exchange Avenue, on the east by South Halsted Street, on the south by West 47th Street, and on the west by South Packers Avenue. South Halsted Street, West 47th Street and South Racine Avenue provide the major access to the Redevelopment Project Area. The Redevelopment Project Area is located in an area of Chicago that has excellent transportation access. The Dan Ryan Expressway lies one (1) mile east along West 39th Street, West Root Street to West 43rd Street and West 47th Street, and the Stevenson Expressway is one and one-half (1.5) miles north along South Ashland Avenue. The location and boundaries of the Redevelopment Project Area are shown on Map 1, Project Boundary.

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area is located in the New City Community Area within the area known as the former Union Stockyards which is primarily an industrial area. The Redevelopment Project Area is underutilized. It contains considerable areas of vacant land on which there is debris including cinders, bricks, concrete and wood. Some previous building improvements were removed in the 1960s due to their advanced state of decay. There are abandoned railroad tracks in portions of the Redevelopment Project Area .

The purpose of the Redevelopment Plan is to create a mechanism to allow for the development of new industrial facilities on the vacant and underutilized land and to remove dilapidated structures to create an environment suitable for industrial development in the Redevelopment Project Area. The redevelopment of this Project Area is expected to encourage economic revitalization within the community and surrounding area.

### **Tax Increment Allocation Redevelopment Act.**

An analysis of conditions within this area indicates that it is appropriate for designation as a redevelopment project, utilizing the State of Illinois tax increment financing legislation. The area is characterized by conditions which warrant the designation as a "blighted area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (hereafter referred to as the "Act"). The Act is found in the Illinois Revised Statutes, Chapter 24, Section 11-74.4-1, et seq., as amended.

The Act provides a means for municipalities, after the approval of a "Redevelopment Plan and Project" to redevelop blighted areas by pledging the increase in tax revenues generated by public and private redevelopment in order to pay for the up front public costs which are required to stimulate such private investment in new redevelopment and rehabilitation.

Municipalities may issue obligations to be repaid from the stream of real property tax increments that occur within the tax increment financing district.

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

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

This Redevelopment Plan also specifically describes the Stockyards Southeast Quadrant Industrial Redevelopment Tax Increment Redevelopment Project Area (hereafter referred to as the "Redevelopment Project Area"). This area meets the eligibility requirements of the Act. The Redevelopment Project Area boundaries are described in Section II of the Redevelopment Plan and shown in Map 1, Boundary Map.

After its approval of the Redevelopment Plan, the City Council then formally designates the Redevelopment Project Area.

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

1. On a coordinated rather than a piecemeal basis to ensure that the land use, vehicular access, parking, service and urban design systems will meet modern-day principles and standards.
2. On a reasonable, comprehensive and integrated basis to ensure that blighting factors are eliminated.
3. Within a reasonable and defined time period.

Revitalization of the Redevelopment Project Area is a large and complex undertaking and presents challenges and opportunities commensurate to its scale. The success of this effort will depend to a large extent on the cooperation between the private sector and agencies of local government. The adoption of the Redevelopment Plan makes possible the implementation of a logical program to stimulate redevelopment in the Redevelopment Project Area -- an area which cannot reasonably be anticipated to be



developed without the adoption of this Redevelopment Plan. Public investments will create the appropriate environment to attract the investment required for the rebuilding of the area.

Successful implementation of the Redevelopment Plan and Project requires that the City of Chicago take full advantage of the real estate tax increments attributed to the Redevelopment Project as provided in accordance with the Act. The Redevelopment Project Area would not be reasonably developed without the use of such incremental revenues.

*Redevelopment Project Area And Legal Description.*

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area is located approximately six (6) miles northwest of Chicago's Central Business District. The Redevelopment Project Area contains approximately two hundred twenty-eight and one-half (228.5) acres. The Redevelopment Project Area is bounded generally on the north by South Exchange Avenue, on the east by South Halsted Street, on the south by West 47th Street, and on the west by South Packers Avenue. South Halsted Street, West 47th Street and South Racine Avenue provide the major access to the Redevelopment Project Area.

The legal description of the Stockyards Southeast Quadrant Industrial Redevelopment Project Area is as follows:

a tract of land in the northeast quarter, in the southeast quarter, and in the east half of the southwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, described as follows:

beginning at the southeast corner of said Section 5; thence west along the south line of said southeast quarter 2,640 feet, more or less, to the west line of said southeast quarter; thence north 1,320 feet along last said west line to the south line of the northeast quarter of the southwest quarter (being the south line of Packers Subdivision as recorded September 20, 1870 as Document No. 66615); thence west 910 feet along last said south line to a line 33 feet west of and parallel to the centerline of South Packers Avenue; thence north 1,330 feet along last said line 33 feet west of the centerline of South Packers Avenue to the north line of said southwest quarter of Section 5; thence east 910 feet, more or less, along last said north line to the west line of the northeast quarter of said Section 5; thence north 962 feet along last said west line to the centerline of South Exchange Avenue as shown on Stockyards Subdivision as recorded March 14, 1903 as Document No. 3362808; thence east 1,020 feet along the centerline of South Exchange Avenue to the west line extended north of Donovan Industrial Park as recorded July 1, 1976 as Document No. 23542559;

thence south 952 feet along last said west line to the centerline of West 43rd Street (also being the south line of the northeast quarter of said Section 5); thence east 320 feet along the centerline of West 43rd Street to the centerline of South Morgan Street as shown in said Donovan Industrial Park; thence north 250 feet along last said centerline of South Morgan Street to the south line of the north 190 feet of Lot 4 extended west of said Donovan Industrial Park; thence east 620.4 feet along last said south line to the east line of Lot 4 of Donovan Industrial Park; then north 660 feet more or less, along the east line of Lots 4 and 1 in Donovan Industrial Park to the centerline of South Exchange Avenue; then east 710 feet along the centerline of South Exchange Avenue to the east line of said Section 5; and then south along last said east line of Section 5 to the southeast corner of Section 5 being the place of beginning, all in Lake Township, Cook County, Illinois.

Property contains 228.5 acres, more or less.

*Redevelopment Project Area Goals And Objectives.*

General Goals:

- Improve the quality of life in Chicago by eliminating the influence of, as well as the manifestations of, both physical and economic blight in the Redevelopment Project Area.
- Provide sound economic development in the Redevelopment Project Area.
- Revitalize the Redevelopment Project Area to make it an important center contributing to the revitalization of the Redevelopment Area.
- Create an environment within the Redevelopment Project Area which will contribute to the health, safety, and general welfare of the City, and preserve or enhance the value of properties in the Redevelopment Project Area.
- Create suitable locations for industry.
- Create job opportunities.
- Achieve changes of land-use through development of coordinated clusters of uses for neighborhood shopping and industry.

**Redevelopment Objectives:**

- Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Blighted Area. Section IV of this document, Blighted Area Conditions Existing in the Redevelopment Project Area, describes the blighting conditions.
- Return tax delinquent properties back to the tax rolls.
- Enhance the tax base of the City of Chicago and of the other taxing districts which extend into the Redevelopment Project Area by encouraging private investment in new commercial and industrial construction.
- Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing business activity, taxable values, and job opportunities.
- Encourage the assembly of land into parcels functionally adaptable with respect to shape and size for industrial redevelopment needs and standards.
- Provide needed incentives to encourage improvements for new development efforts.
- Improve the appearance and security of the Redevelopment Project Area by creating a new industrial area.
- Provide needed incentives to encourage a broad range of improvements in both new development and rehabilitation efforts.
- Encourage the participation of minorities and women in the development of the Redevelopment Project Area.

**Development And Design Objectives:**

- Establish a pattern of land-use activities arranged in compact, compatible groupings to increase efficiency of operation and economic relationships.
- Encourage coordinated development of parcels and structures in order to achieve efficient building design; unified off-street parking, trucking and service facilities; and appropriate access to nearby highways.

- Achieve development which is integrated both functionally and aesthetically with nearby existing development.
- Ensure safe and adequate circulation patterns and capacity in the project area.
- Encourage a high-quality appearance of buildings, rights-of-way and open spaces, and encourage high standards of design.
- Encourage development of usable industrial space of all sizes.

Investment in new development is essential in the Stockyards Southeast Quadrant Industrial Redevelopment Project Area. Development efforts in the Redevelopment Project Area will strengthen the entire City through environmental improvements, an increased tax base and additional employment opportunities.

This section of the Redevelopment Plan identifies the goals and objectives of the Redevelopment Project Area. A latter section of the Redevelopment Plan identifies more specific programs which the City plans to undertake in achieving the redevelopment goals and objectives which have been identified.

*Blighted Area Conditions Existing In The Redevelopment  
Project Area.*

Based upon surveys, inspections, research and analysis of the area by Louik/Schneider & Associates, Inc., the Redevelopment Project Area qualifies as a "blighted area" as defined by the Act. A separate report entitled "Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Financing District Eligibility Report", dated September, 1991 describes in detail the surveys and analysis undertaken and the basis for the finding that the Redevelopment Project Area qualifies as a "blighted area" as defined by the Act. Summarized below are the findings of the Eligibility Report. The area is characterized by the presence of eleven of the blighting factors for an improved area as listed in the Act, impairing the sound growth of the taxing districts in this area of the City. Specifically:

- Of the fourteen (14) factors set forth in the law, eleven (11) are present in the area.
- The blighting factors which are present are reasonably distributed throughout the Study Area.

-- All areas within the Study Area show the presence of blighting factors.

1. Age.

Age as a factor is present in two (2) of the three (3) blocks in the Study Area. Of the thirty (30) total buildings in the Study Area, twenty-one (21) (seventy percent (70%)) are thirty-five (35) years of age or older.

2. Dilapidation.

Dilapidation is present in two (2) parcels containing eleven (11) interconnected buildings. These buildings significantly impact one block of the Study Area.

3. Obsolescence.

Obsolescence as a factor is present in two (2) of the three (3) blocks. Sixteen (16) of the thirty (30) structures (fifty-three percent (53%)) are obsolete and there are numerous parcels which are obsoletely platted.

4. Deterioration.

Deterioration as a factor is present in many of the parcels in the Study Area. Conditions contributing to this factor include deteriorating structures, deteriorating off-street parking and storage areas and site surface areas. Twenty-one (21) of the thirty (30) structures (seventy percent (70%)) are characterized by deterioration, including four (4) parcels which contain structures that have deterioration of parking surfaces.

5. Illegal Use Of Individual Structures.

There was no evidence of structures which were illegal uses as defined by municipal ordinance.

6. Structures Below Minimum Code Standards.

Structures below the City's minimum code standards for existing buildings as a factor is present in one (1) parcel having a major impact on one (1) block.

7. Excessive Vacancies.

Excessive vacancies as a factor is present in two (2) of the three (3) blocks. Twelve (12) buildings were entirely vacant (forty percent (40%)) and another was partially vacant. The Study Area contains over seventy (70) acres of vacant underutilized land (thirty-one percent (31%) of the entire area).

8. Overcrowding Of Structures And Community Facilities.

There was no evidence of overcrowding of structures in the Study Area.

9. Lack Of Ventilation, Light Or Sanitary Facilities.

Twelve structures in the Study Area exhibit a lack of ventilation, light or sanitary facilities.

10. Inadequate Utilities.

Inadequate utilities are present in the interior area of one (1) block and in providing direct access to another block in the Study Area.

11. Excessive Land Coverage.

There was no evidence of excessive land coverage in the Study Area.

12. Deleterious Land-Use Or Layout.

Deleterious land-use or layout is present in fifty-four (54) parcels of the sixty-five (65) parcels (eighty-three percent (83%)) in the Study Area. Conditions contributing to this factor include outside storage areas, large tracts of vacant and underutilized land, vacant and dilapidated structures and sub-standard streets limiting access to portions of the Study Area.

13. Depreciation Of Physical Maintenance.

Depreciation of physical maintenance is present in twenty (20) of the thirty (30) structures (sixty-seven percent (67%)) in the Study Area. In addition, almost all vacant parcels have

deteriorated surfaces and fly dumping. Conditions contributing to this factor include deferred maintenance and lack of maintenance of buildings, parking and storage areas, and site improvements. Depreciation of physical maintenance is present in fifty (50) of the sixty-five (65) parcels (seventy-seven percent (77%)) in the Study Area.

14. Lack Of Community Planning.

Lack of community planning is present to a major extent throughout the Study Area. Conditions contributing to this factor include parcels of inadequate size for contemporary development in accordance with current day needs and standards, and the lack of reasonable development controls for building uses, setbacks, off-street parking and loading and the limited access provided by the present street system in combination with the vacant inaccessible land areas. The area lacks an overall plan for coordinated development on a parcel by parcel basis. The entire Study Area exhibits this factor.

The analysis above was based upon data assembled by the City of Chicago, Department of Economic Development and Louik/Schneider & Associates, Inc.. The surveys, research and analysis conducted include:

1. exterior surveys of the condition and use of the Redevelopment Project Area;
2. field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls and general property maintenance;
3. analysis of existing and previous uses and their relationships;
4. comparison of current land-use to current zoning ordinance and the current zoning maps;
5. historical analysis of site uses and users;
6. analysis of original and current platting and building size layout;
7. analysis of tax delinquency;
8. review of previously prepared plans, studies and data.

Based upon the findings of the Eligibility Study for Stockyards Southeast Quadrant Industrial Study Area, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

*Stockyards Southeast Quadrant Industrial Redevelopment Project.*

A. Redevelopment Project Area Goals And Objectives.

The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including but not limited to tax increment financing, and by undertaking some or all of the following actions:

1. **Assemblage of Sites.** To achieve the renewal of the Redevelopment Project Area, property identified in Map 3, Development Activities, attached hereto and made a part hereof, may be acquired by the City of Chicago and cleared of all improvements if any and either (a) sold or leased for private redevelopment, or (b) sold, leased or dedicated for construction of public improvements or facilities. The City may determine that to meet the renewal objectives of this Redevelopment Plan, other properties in the Redevelopment Project Area not scheduled for acquisition should be acquired, or certain property currently listed for acquisition should not be acquired. Acquisition of land for public rights-of-way will also be necessary for the portions of said rights-of-way that the City does not own. (See Map 3)

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

2. **Provision of Public Improvements and Facilities.** Adequate public improvements and facilities will be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:
  - a. **Construction of South Packers Avenue.**



- b. Provision of utilities necessary to serve the redevelopment.
3. Provision for Demolition and Environmental Remediation. Funds may be made available for demolition and removal of dilapidated structures and any necessary environmental remediation required for such building sites.
  - a. Demolition of the former Hammond Warehouse, Inc. storage facility and any necessary environmental remediation will be accomplished through a redevelopment agreement with the Back of the Yards Neighborhood Council which is obtaining this property through the Cook County Tax Reactivation Program.
4. Provision for Soil and Site Improvements. Funds may be made available for improvements to properties for the purpose of making land suitable for development.
  - a. Entering into a redevelopment agreement for necessary soil preparation and site improvements in the Redevelopment Project Area.
5. Provision for Interest Subsidy. Funds may be made available to privately held properties for the purpose of reducing interest costs for the purpose of redeveloping properties.
6. Provision for Job Training. Funds may be made available for companies building or expanding facilities in the Project Area for the training of new employees or existing employees.
7. Redevelopment Agreements. Land assemblage shall be conducted for (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Terms of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific controls than those stated in the Redevelopment Plan.

In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements.

## B. Redevelopment Plan.

The Redevelopment Plan proposes the development of new industrial facilities that takes advantage of the Redevelopment Project Area's excellent location. The industrial facilities and ancillary services will cover almost all of the Stockyards Southeast Quadrant Industrial Redevelopment Project Area. The Redevelopment Project Area will allow for the development of one million (1,000,000) square feet of new industrial facilities employing approximately five hundred (500) persons.

The Redevelopment Plan proposes a redevelopment by the Back of the Yards Neighborhood Council (B.Y.N.C.) that will stimulate other industrial development by the private sector in the Redevelopment Project Area as well as areas outside of the Redevelopment Project Area. The purpose of B.Y.N.C.'s plan is the removal of eleven (11) multi-storied vacant and uninhabited storage buildings which were built at the turn of the century. These buildings are in a blighted state of repair and can not be rehabilitated. The buildings have no electricity or heat, and they lack windows, doors and operating systems. The buildings are located on four hundred seventy-six thousand two hundred thirty-six (476,236) square feet of land (approximately eleven (11) acres), which will be developed with new industrial buildings when the eleven (11) buildings are demolished. In order to accomplish the City of Chicago's objective of stimulating industrial development, numerous public and private improvements need to take place. This Redevelopment Plan will make approximately seventy (70) acres of land available for new industrial facilities development.

The proposed Stockyards Southeast Quadrant Industrial Redevelopment Project Area will require planning and programming of improvements. The redevelopment agreement will generally provide for the City to provide funding for necessary soil and site improvements. The funds for said improvements are to come from the City's issuance of bonds to be repaid from the incremental increase in tax revenues to be generated from the entire Redevelopment Project Area. Developers or users will undertake the responsibility for the required soil and site improvements, a portion of which may be paid for from the issuance of bonds, and will further be required to build any agreed to improvements and necessary ancillary improvements required for the project.

The Redevelopment Plan and Project conforms to the Comprehensive Plan of the City of Chicago.

## C. General Land-Use Plan.

The Redevelopment Plan and the proposed projects described herein conform to the land uses and development policies for the City as a whole as currently provided by the Comprehensive Plan of Chicago (1966).

#### D. Estimated Redevelopment Project Costs.

Redevelopment project costs mean the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan and Redevelopment Project pursuant to the State of Illinois Tax Increment Allocation Redevelopment Act. Such costs may include, without limitation, the following:

1. costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan, including but not limited to staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected;
2. 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, and the clearing and grading of land;
3. cost of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;
4. costs of the construction of public works or improvements;
5. costs of job training and retraining projects;
6. 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 hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter and including reasonable reserves related thereto;
7. all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
9. payment in lieu of taxes;

10. costs of job training, 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 a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality 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 and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
  
11. interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
  - b. such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
  - d. the total of such interest payments paid pursuant to this Act may not exceed thirty percent (30%) of the total of (i) costs paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

12. unless explicitly stated in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

The estimated redevelopment project costs are shown in Table 1. To the extent that municipal obligations have been issued to pay for such redevelopment project costs included prior to, but in anticipation of, the adoption of tax increment financing, the City shall be reimbursed for such redevelopment project costs. The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan.

Table 1.

Estimated Redevelopment Project Costs.

Program Action/Improvements.

Land Acquisition	\$ 500,000
Demolition	3,500,000
Site Preparation	5,300,000
Environmental Remediation	2,500,000
Public Improvements	500,000
Job Training	500,000
Interest Subsidies	1,000,000
Contingencies	400,000
Planning, Legal, Studies, etc.	<u>300,000</u>
<b>TOTAL PROJECT COST:*</b>	<b>\$14,500,000</b>

---

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

#### E. Sources Of Funds To Pay Redevelopment Project Costs.

Funds necessary to pay for redevelopment project costs and municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and proceeds from municipal obligations which have as their revenue source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Other sources of funds which may be used to pay for redevelopment costs and obligations issued or incurred, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the municipality may from time to time deem appropriate. Without the use of such tax incremental revenues, the Redevelopment Project Area would not reasonably be developed. All incremental revenues utilized by the City of Chicago will be utilized exclusively for the development of the Redevelopment Project Area.

#### Issuance Of Obligations.

To finance redevelopment costs a municipality may issue obligations secured by the anticipated tax increment revenue generated within the T.I.F. redevelopment area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within twenty-three (23) years from the adoption of the ordinance approving the Redevelopment Project Area. Also, the final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City pursuant to the Redevelopment Plan and the Act shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or

other sources of funds (including ad valorem taxes) as may be provided by ordinance. Obligations may be of a parity or senior/junior lien natures. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

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

#### Most Recent Equalized Assessed Valuation Of Properties In The Redevelopment Project Area.

The total 1989 equalized assessed valuation for the entire Redevelopment Project Area is Twenty Million Four Hundred Forty-eight Thousand Six Hundred Seven Dollars (\$20,448,607). This equalized assessed valuation is subject to final verification by Cook County. After verification, the County Clerk of Cook County, Illinois will certify the amount, and this amount will serve as the "Initial Equalized Assessed Valuation".

#### Anticipated Equalized Assessed Valuation.

By the year 2000, when it is estimated that all the anticipated private development will be completed and fully assessed, the estimated equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between Thirty-two Million Dollars (\$32,000,000) and Thirty-seven Million Dollars (\$37,000,000). These estimates are based on several key assumptions, including: 1) all industrial development will be completed in 1998; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Project and Plan; 3) the most recent State Multiplier of 1.9133 as applied to 1989 assessed values will remain unchanged; and 4) for the duration of the project the tax rate for the entire Redevelopment Project Area is assumed to be the same and will remain unchanged from the 1989 level.

#### *Provision For Amending Action Plan.*

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area Tax Increment Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

*Affirmative Action Plan.*

The City is committed to and will affirmatively implement the following principles with respect to the Stockyards Southeast Quadrant Industrial Redevelopment Project Area.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to the Plan and Project, including but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.
- B. This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

*Legal Description.*

A tract of land in the northeast quarter, in the southeast quarter, and in the east half of the southwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, described as follows:

beginning at the southeast corner of said Section 5; thence west along the south line of said southeast quarter 2,640 feet, more or less, to the west line of said southeast quarter; thence north 1,320 feet along last said west line to the south line of the northeast quarter of the southwest quarter (being the south line of Packers Subdivision as recorded September 20, 1870 as Document No. 66615); thence west 910 feet along last said south line to a line 33 feet west of and parallel to the centerline of South Packers Avenue; thence north 1,330 feet along last said line 33 feet west of the centerline of South Packers Avenue to the north line of said southwest quarter of Section 5; thence east 910 feet, more or less, along last said north line to the west line of the northeast quarter of said Section 5; thence north 962 feet along last said west line to the centerline of South Exchange Avenue as shown on Stock Yards Subdivision as recorded March 14, 1903 as Document No. 3362808; thence east 1,020 feet along the centerline of South Exchange Avenue to the west line extended north of Donovan Industrial Park as recorded July 1, 1976 as Document No. 23542559; thence south 952 feet along last said west line to the centerline of West 43rd Street (also being the



south line of the northeast quarter of said Section 5); thence east 320 feet along the centerline of West 43rd Street to the centerline of South Morgan Street as shown in said Donovan Industrial Park; thence north 250 feet along last said centerline of South Morgan Street to the south line of the north 190 feet of Lot 4 extended west of said Donovan Industrial Park; thence east 620.4 feet along last said south line to the east line of Lot 4 of Donovan Industrial Park; thence north 660 feet, more or less, along the east line of Lots 4 and 1 in Donovan Industrial Park to the centerline of South Exchange Avenue; thence east 710 feet along the centerline of South Exchange Avenue to the east line of said Section 5; and thence south along last said east line of Section 5 to the southeast corner of Section 5 being the place of beginning, all in Lake Township, Cook County, Illinois.

Property contains 228.5 acres, more or less.

*Table 2.*

*1989 Equalized Assessed Valuation.*

Southeast Quadrant Of The Stockyards, 1989 Equalized Assessed Valuation.

Permanent Index Number	1989
20-05-200-004	\$ 12,377
20-05-200-008	1,749,755
20-05-200-015	34,395
20-05-200-019	3,664
20-05-200-045	1,538
20-05-200-046	4,001
20-05-200-047	4,163
20-05-200-048	1,184,715

Permanent Index Number	1989
20-05-200-049	\$ 18,801
20-05-200-050	1,846,319
20-05-200-067	25,787
20-05-200-068	2,397
20-05-200-070	3,432
20-05-200-071	237
20-05-200-072	2,177
20-05-200-073	9,190
20-05-200-074	7,179
20-05-200-075	14,742
20-05-200-076	165,045
20-05-200-077	1,270
20-05-200-083	519
20-05-200-088	222,184
20-05-200-094	237,532
20-05-200-095	115,799
20-05-200-096	216,193
20-05-200-100	0

Permanent Index Number	1989
20-05-200-105	\$ 209,734
20-05-200-106	9,899
20-05-200-112	1,791,645
20-05-200-113	132,773
20-05-200-114	84,855
20-05-200-115	50,655
20-05-200-116	49,384
20-05-200-117	94,272
20-05-200-118	252,904
20-05-200-119	283,274
20-05-200-120	220,881
20-05-200-132	1,934,760
20-05-200-133	1,331,856
20-05-200-135	37,985
20-05-200-138	13,676
20-05-200-140	71,043
20-05-200-141	63,376
20-05-200-144	14,382
20-05-200-145	24,258

Permanent Index Number	1989
20-05-200-146	\$2,282,820
20-05-200-147	581,157
20-05-200-148	7,121
20-05-302-003	81,034
20-05-302-007	73,128
20-05-302-009	77,058
20-05-302-010	821,175
20-05-302-011	687,816
20-05-302-012	74,399
20-05-400-003	12,877
20-05-400-004	1,576,764
20-05-400-006	48,542
20-05-400-007	674,199
20-05-400-009	210,663
20-05-400-011	462,720
20-05-400-012	165,041
20-05-400-014	51,774
20-05-400-015	0

Permanent Index Number	1989
20-05-400-016	<u>5,296</u>
TOTAL:	\$20,448,607

[Maps 1, 2 and 3 referred to in this Redevelopment Plan and Project printed on pages 14502 through 14504 of this Journal.]

*Exhibit "B".*

*Plan Amendment No. 2.*

*City Of Chicago*

*Stockyards Southeast Quadrant Industrial Redevelopment Area*

*Tax Increment Allocation Finance Program*

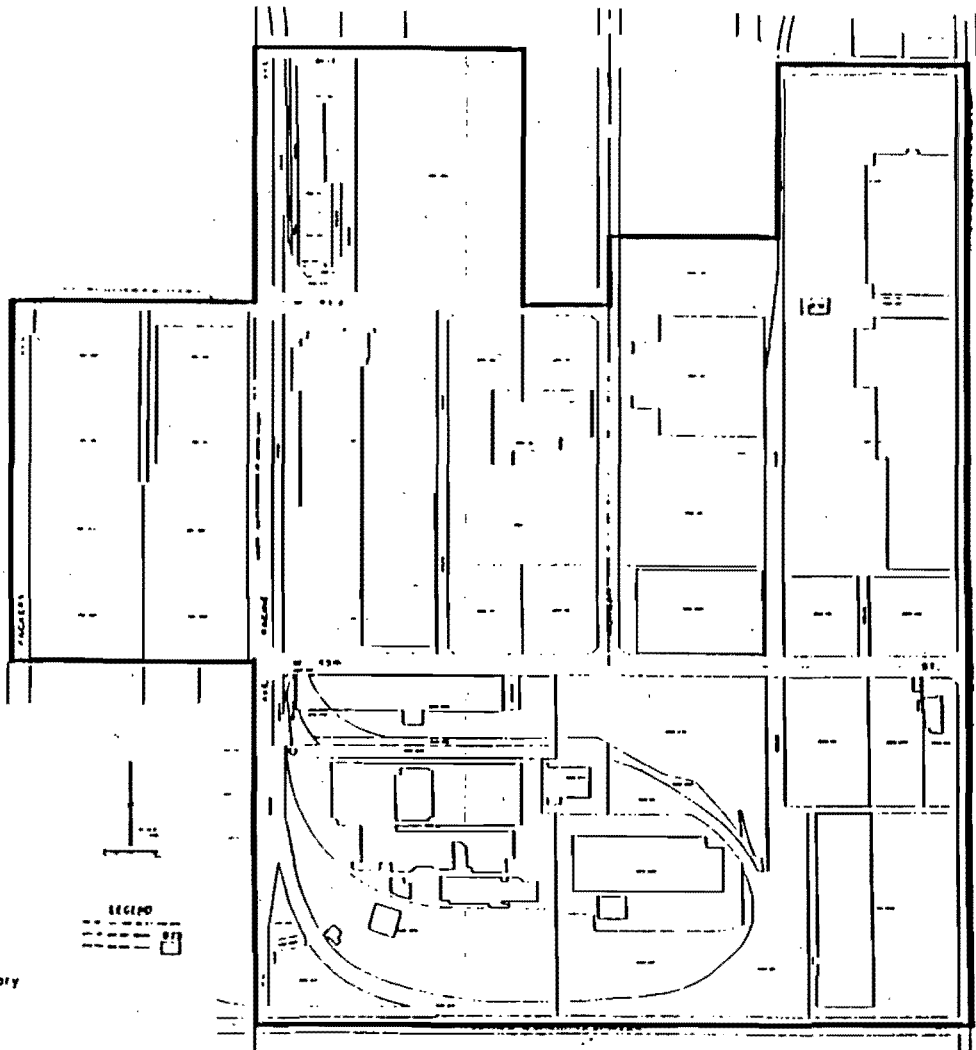
*Redevelopment Plan And Project.*

*September, 1995.*

The City proposes a second amendment (the "Plan Amendment No. 2") for the Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program Redevelopment Plan and Project (the "Plan and Project") to modify Table No. 1 (Estimated Redevelopment Project Costs -- Program Action Improvements) to adjust the budgets of individual program action/improvements and include additional "T.I.F. eligible" program action improvements and associated budgets not originally listed in Table No. 1. Plan Amendment No. 2 will provide the City with greater flexibility when considering financial assistance for redevelopment proposals.

(Continued on page 14505)

*Map 1.*  
*Redevelopment Project Boundaries.*

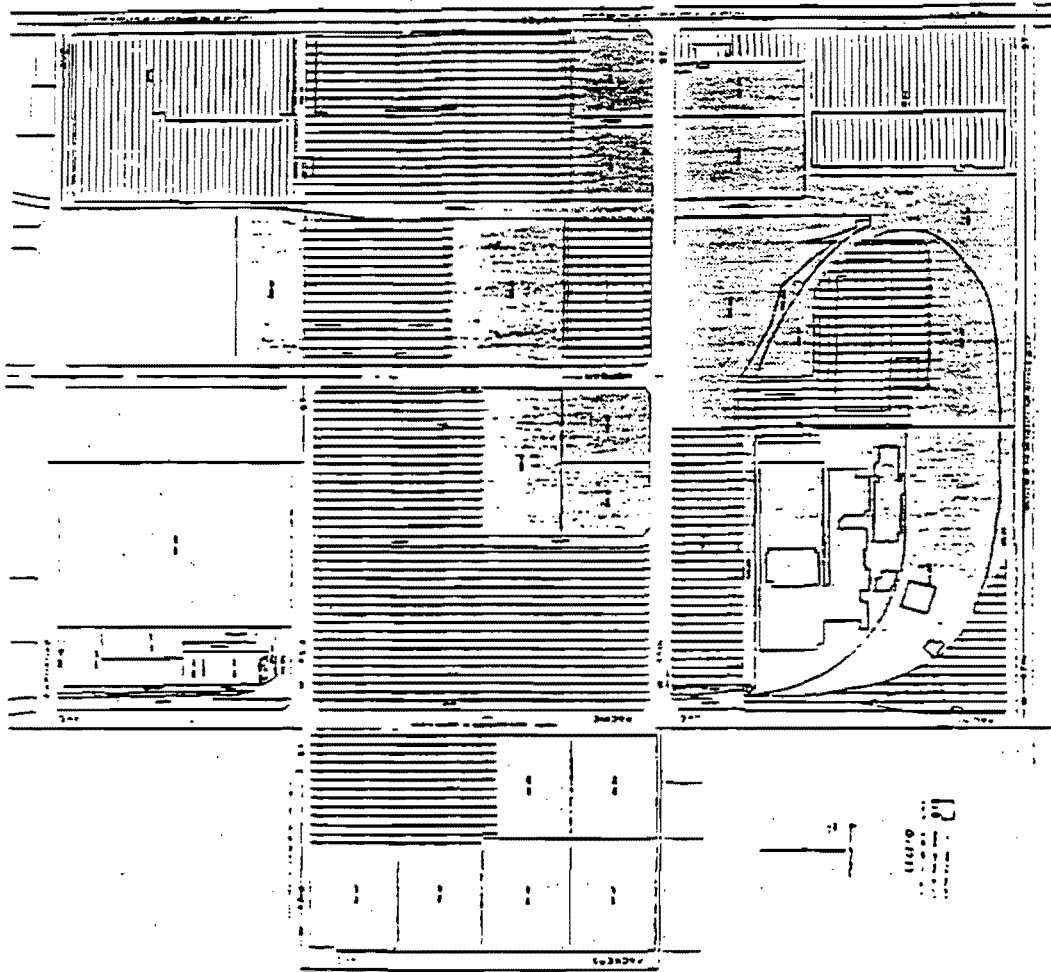


Stockyards  
Southeast Quadrant Industrial  
Redevelopment Project Area  
Redevelopment Plan  
City of Chicago  
September, 1991  
Prepared by: Louth, Schneid  
Associates

Map 2.

Existing Land-Use Map.

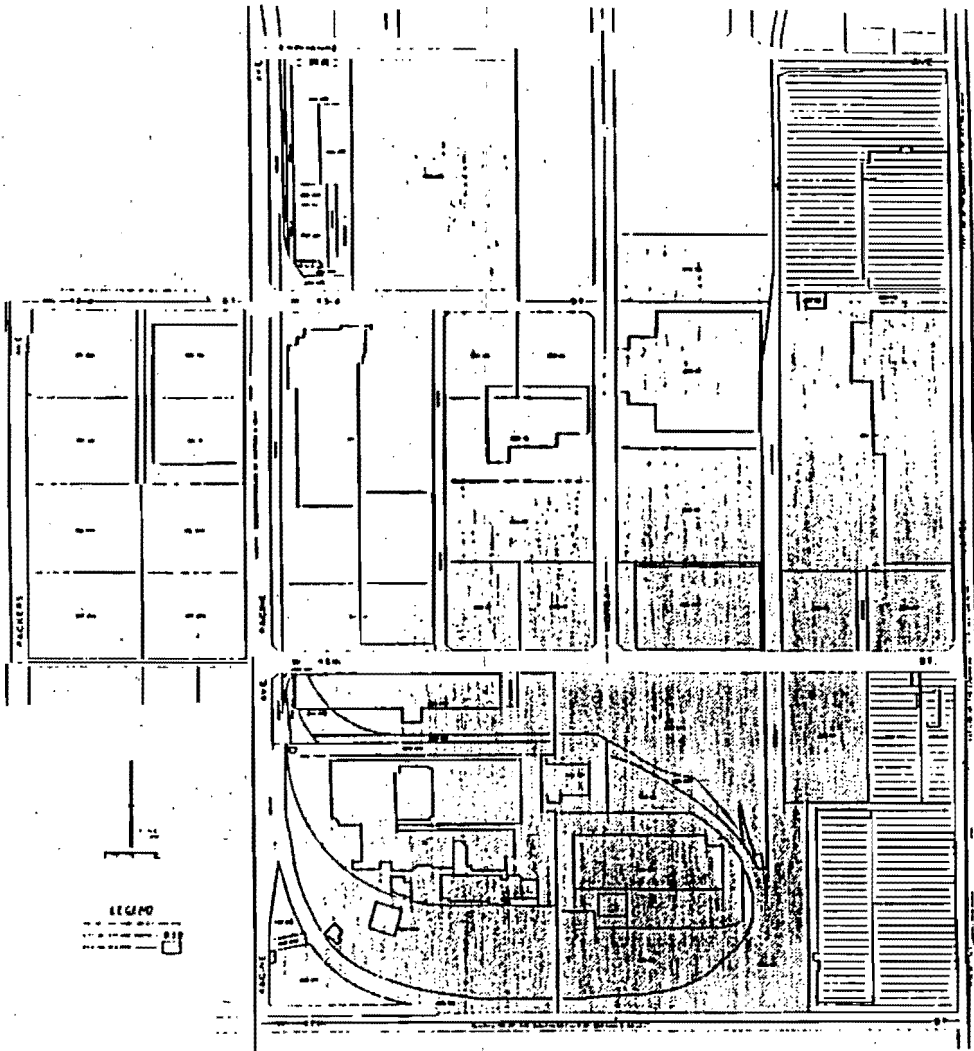
Stockyards  
Southeast Quadrant Industrial  
Redevelopment Project Area  
Redevelopment Plan  
City of Chicago  
September, 1991  
Prepared by: Louik, Schneider &  
Associates



Industrial  
Vacant  
Commercial

Map 3.

Redevelopment Plan/Proposed Land-Use.



Stockyards  
 Southeast Quadrant Industrial  
 Redevelopment Project Area  
 Redevelopment Plan  
 City of Chicago  
 September, 1991

Prepared by: Louik/Schneid  
 Associates

Industrial  
 Commercial



(Continued from page 14501)

The Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program Redevelopment Plan and Project (the "Plan and Project") of the City of Chicago approved by ordinance and adopted on February 26, 1992, and as amended by ordinance and adopted on September 14, 1994, is further amended by revising Table 1 (Estimated Redevelopment Costs -- Program Action/Improvements) as indicated below on page 2 of the Plan Amendment No. 2.

## Revised Table No. 1.

## "Estimated Redevelopment Project Costs".

Original Program Action/ Improvements	Original Estimated Project Cost	Amended Program Action/ Improvements	Amended Estimated Project Cost
1) Land Acquisition:	\$ 500,000	Land Acquisition:	<b>\$ 1,000,000</b>
2) Demolition:	3,500,000	Demolition:	3,500,000
3) Site Preparation:	5,300,000	Site Preparation:	5,300,000
4) Environmental Remediation:	2,500,000	Environmental Remediation:	<b>3,000,000</b>
5) Public Improve- ments:	500,000	Public Improve- ments:	<b>1,500,000</b>
6) Job Training:	500,000	Job Training:	500,000
7) Interest Subsidies:	1,000,000	Interest Subsidies:	1,000,000
8) Contingencies:	400,000	Deleted:	-0-
9) Planning, Legal, Studies, etc.:	300,000	Planning, Legal, Studies, etc.:	<b>600,000</b>
10) Not Listed:	-0-	<b>Rehabilitation Costs:</b>	<b>2,500,000</b>

Original Program Action/ Improvements	Original Estimated Project Cost	Amended Program Action/ Improvements	Amended Estimated Project Cost
11) Not Listed:	-0-	Relocation Costs:	500,000
<b>TOTAL PROJECT COSTS:</b>	<b>\$14,500,000</b>		<b>\$19,400,000</b>

Note: The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs and other financing costs). Within this limit, adjustments may be made in line items without further amendment to Table No. 1 in the Plan and Project. Line items and/or estimated redevelopment project costs in bold type are revisions on Table No. 1 found in the original Plan and Project.

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**AUTHORIZATION FOR EXECUTION OF INTERGOVERNMENTAL  
AGREEMENT WITH CHICAGO SCHOOL REFORM BOARD  
OF TRUSTEES FOR CONTINUED OPERATION OF  
"SCHOOLS ARE FOR EDUCATION" (S.A.F.E.)  
SCHOOL PATROL UNIT.**

The Committee on Finance submitted the following report:

CHICAGO, January 10, 1996.

*To the President and Members of the City Council:*

Your Committee on Finance, having had under consideration an ordinance authorizing the entering into and execution of an intergovernmental agreement with the Chicago School Reform Board of Trustees, concerning the continuing operation of the S.A.F.E. School Patrol Unit, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

Industrial Redevelopment Project Area, also located in the former Union Stockyards. The Stockyards Southeast Quadrant Industrial Redevelopment Project Area and the Stockyards Industrial-Commercial Redevelopment Area are contiguous to one another (but for separation by 43rd Street), and the City finds the goals, objectives and financial success of such redevelopment project areas to be interdependent. The City further finds that it is in the best interests of the City and in furtherance of the purposes of the Act that net revenues from each such redevelopment project be made available to support the other. The City therefore proposes to utilize net incremental revenues received from one redevelopment project area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in the other redevelopment project area, and vice versa.

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AMENDMENT OF REDEVELOPMENT PLAN AND PROJECT  
AGREEMENT FOR STOCKYARDS SOUTHEAST  
QUADRANT INDUSTRIAL REDEVELOPMENT  
PROJECT AREA.

The Committee on Finance submitted the following report:

CHICAGO, September 14, 1994.

*To the President and Members of the City Council:*

Your Committee on Finance, having had under consideration an ordinance authorizing the amending of the Redevelopment Plan and Project Agreement for the Stockyards Southeast Quadrant Industrial Redevelopment Project Area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

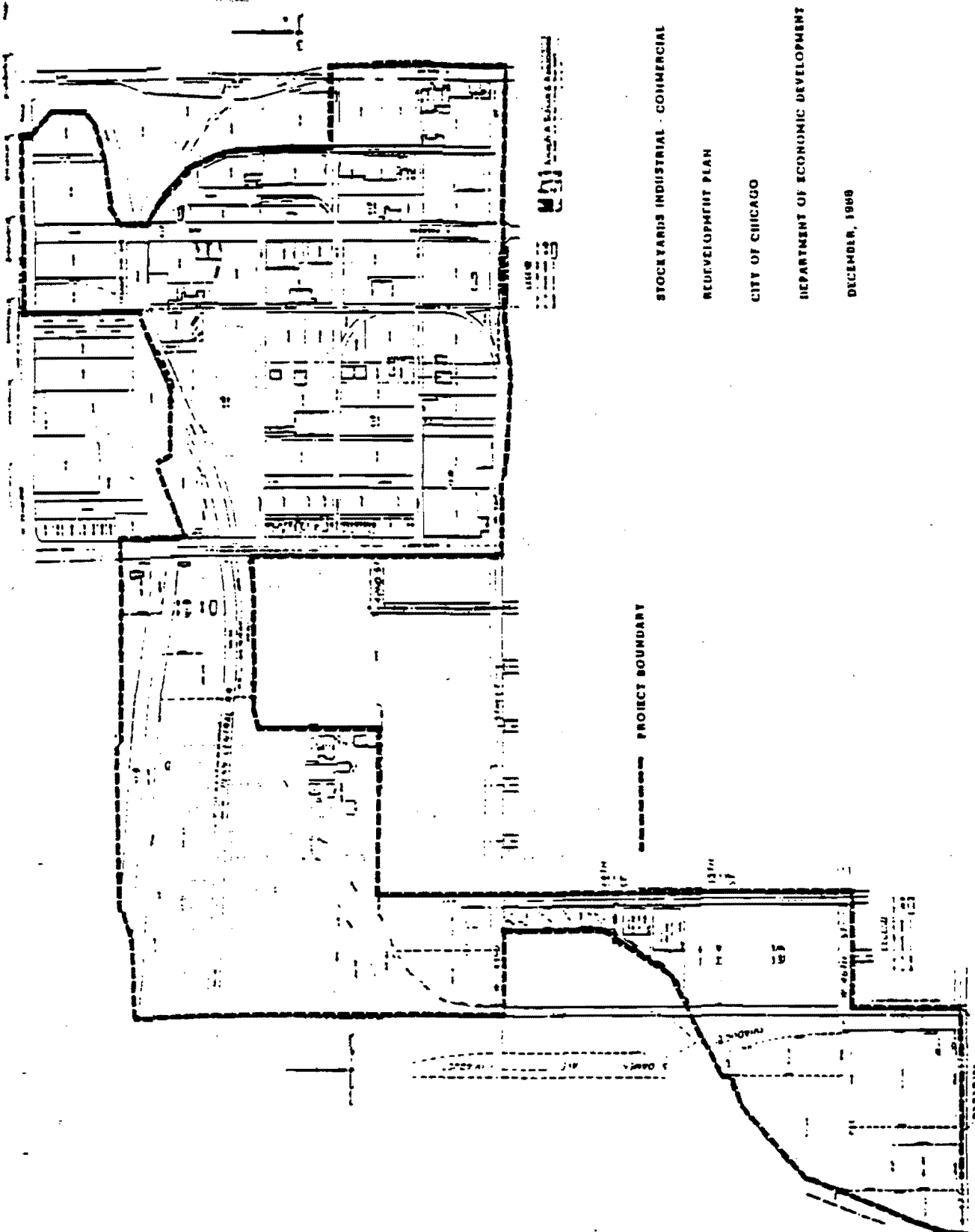
Respectfully submitted,

(Signed) EDWARD M. BURKE,  
*Chairman.*

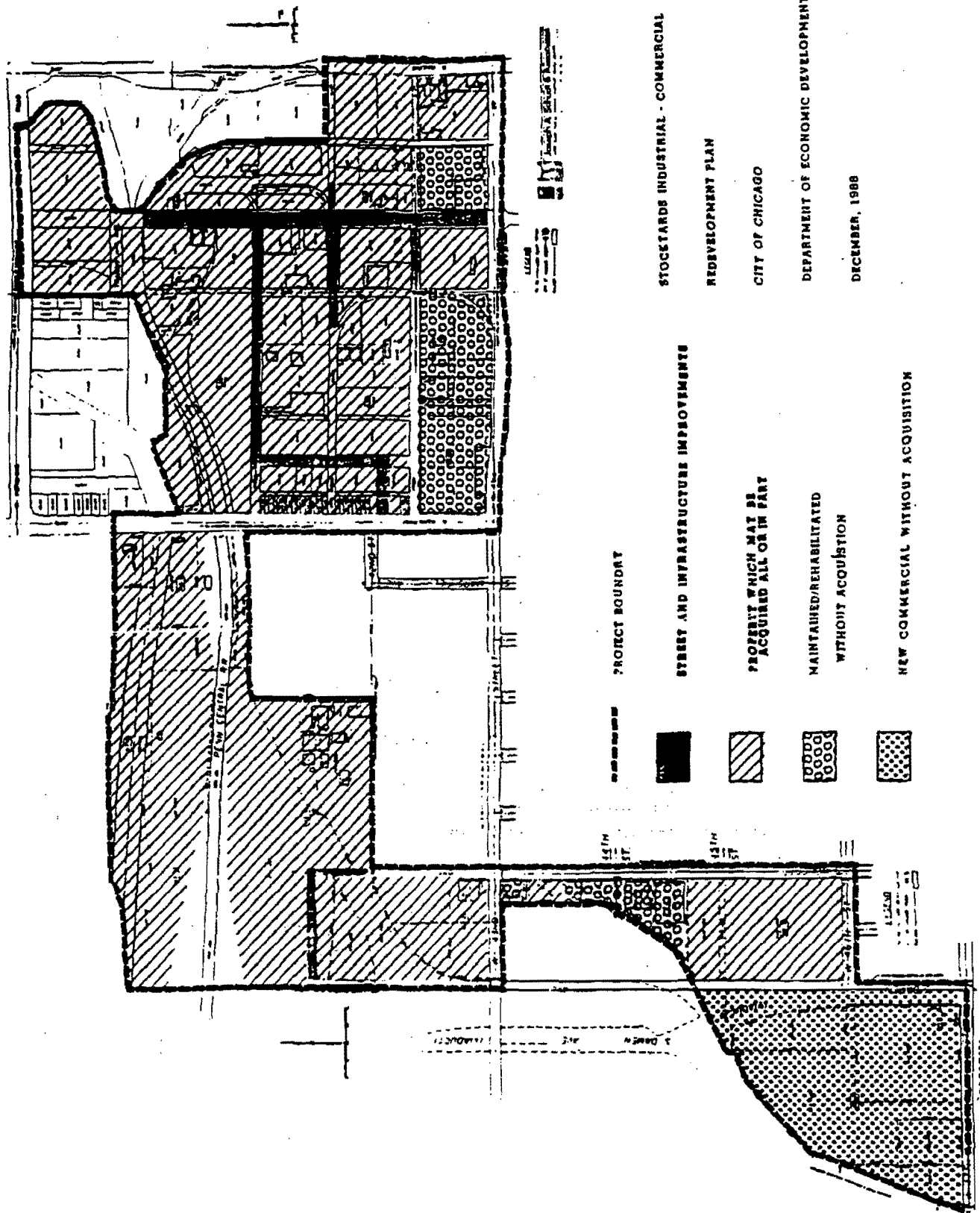
(Continued on page 55579)

*Map 1.*  
(To Redevelopment Plan)

*Project Map.*

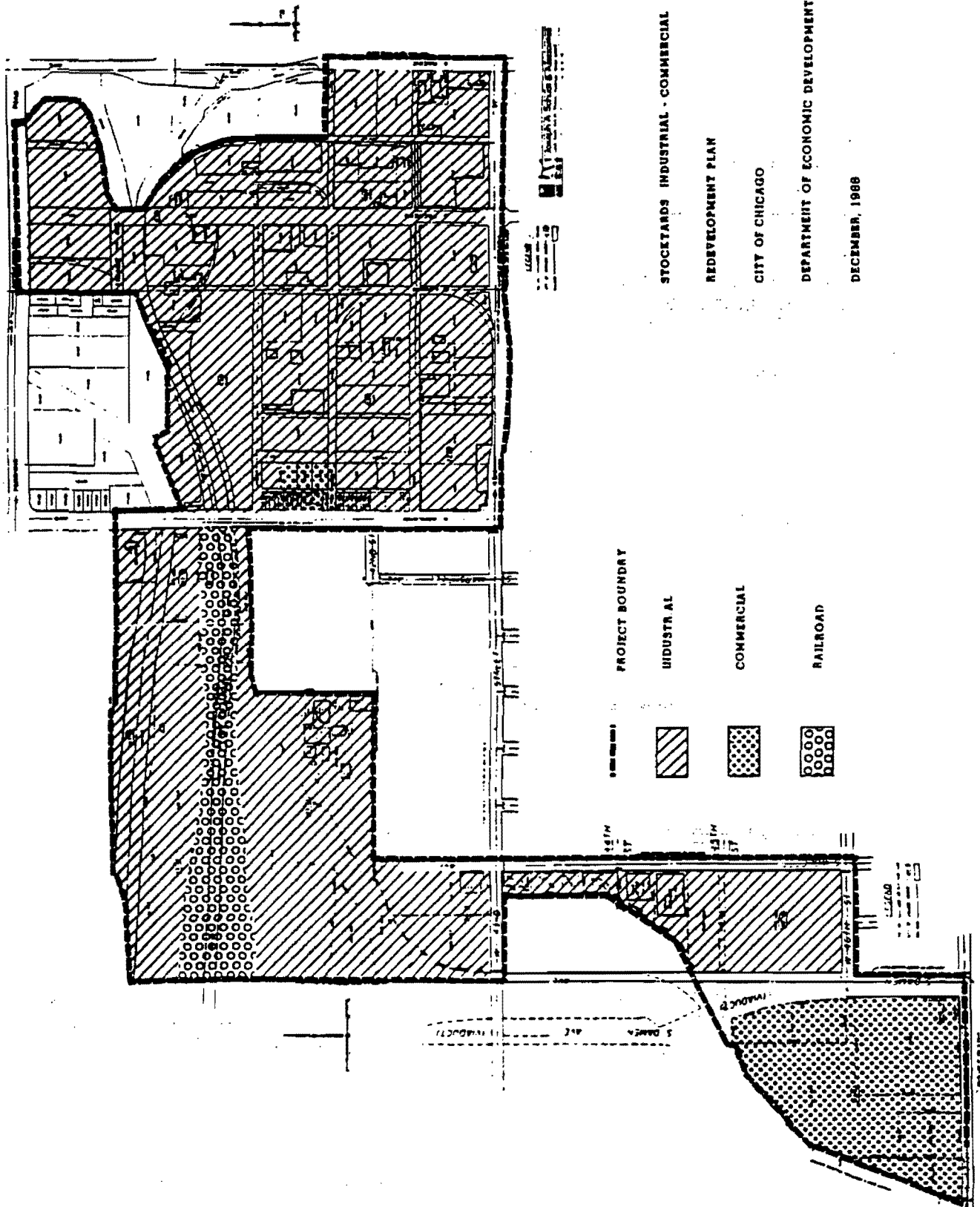


Map 2.  
 (To Redevelopment Plan)  
 Development Program Map.

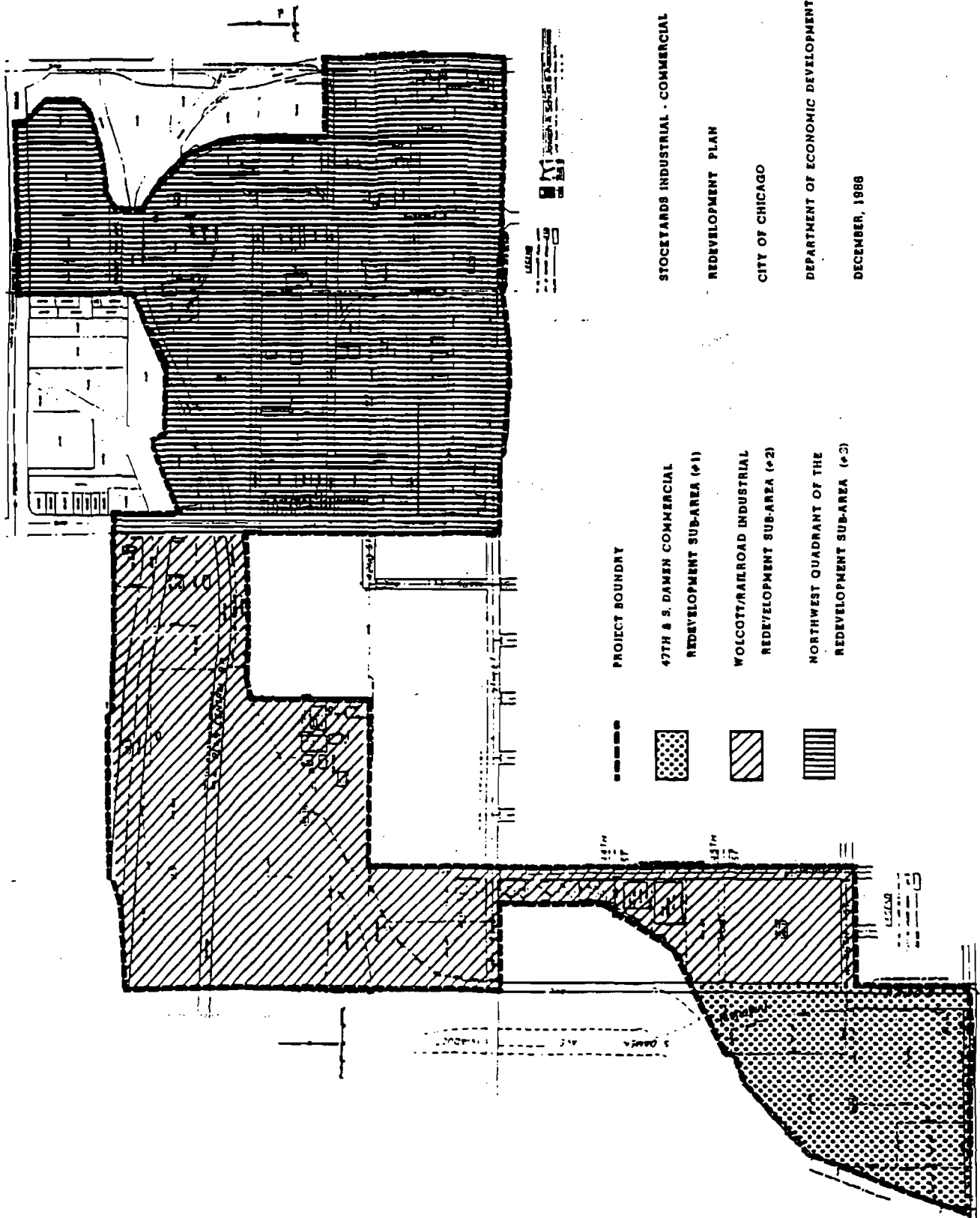


Map 3.  
(To Redevelopment Plan)

Land-Use Plan.



Map 4.  
(To Redevelopment Plan)  
Redevelopment Plan Map.



PROJECT BOUNDARY

47TH & S. DAMEN COMMERCIAL  
REDEVELOPMENT SUB-AREA (#1)

WOLCOTT/RAILROAD INDUSTRIAL  
REDEVELOPMENT SUB-AREA (#2)

NORTHWEST QUADRANT OF THE  
REDEVELOPMENT SUB-AREA (#3)

STOCETARDS INDUSTRIAL - COMMERCIAL

REDEVELOPMENT PLAN

CITY OF CHICAGO

DEPARTMENT OF ECONOMIC DEVELOPMENT

DECEMBER, 1988

(Continued from page 55574)

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Mazola, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Coleman, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

*Nays* -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, On February 26, 1992 pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. (1992), as amended (the "Act"); the City Council of the City of Chicago (the "City") adopted an ordinance approving and adopting the Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program Redevelopment Plan (the "Plan") for the Stockyards Southeast Quadrant Industrial Redevelopment Project Area (the "Stockyards Southeast Quadrant Area"), designating the Stockyards Southeast Quadrant Area as a Redevelopment Project Area pursuant to the Act and adopting tax increment allocation financing for the Stockyards Southeast Quadrant Area; and

WHEREAS, The City Council of the City previously had adopted ordinances on March 8, 1989, approving and adopting the Stockyards Industrial-Commercial Redevelopment Area Tax Increment Finance Program Redevelopment Plan for the Stockyards Industrial-Commercial Redevelopment Project Area (the "Project Area"), designating the Project Area as a redevelopment project area pursuant to the Act and adopting tax increment allocation financing for the Project Area; and

WHEREAS, Portions of the Stockyards Southeast Quadrant Area and of the Project Area are directly adjacent to each other, separated only by West 43rd Street, a public right-of-way; and

WHEREAS, The City finds the goals, objectives and financial success of the Stockyards Southeast Quadrant Area and the Project Area to be interdependent and that it is in the best interests of the City and in furtherance of the purposes of the Act that net revenues from each such



redevelopment project area be made available to support the other, and the City therefore proposes to utilize net incremental revenues received from one redevelopment project area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in the other redevelopment project area, and vice versa; and

WHEREAS, The Plan, attached hereto as Exhibit A, together with the document entitled, "Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program - Amendment to Redevelopment Plan and Project" dated September, 1994, attached hereto as Exhibit B (collectively, the "Amended Plan"), provides for the utilization of net incremental revenues received from the Stockyards Southeast Quadrant Area to pay eligible redevelopment project costs, or obligations to pay such costs, in the Project Area, and vice versa; and

WHEREAS, Pursuant to Section 11-74.4-5(b) of the Act, a joint review board was convened on July 22, 1994 to consider the Amended Plan; and

WHEREAS, Pursuant to Section 11-74.4-5(a) of the Act, the City Council of the City caused a public hearing to be held by the Community Development Commission relative to the approval of the Amended Plan on August 25, 1994; and

WHEREAS, Due notice with respect to such hearing was given pursuant to Sections 11-74.4-5 and 11-74.4-6 of the Act; now, therefore,

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. The recitals hereto are incorporated by this reference as though set out herein in full.

SECTION 2. The Amended Plan is hereby adopted and approved.

SECTION 3. This ordinance is intended to supplement and amend but not repeal all or any portions of the above-noted ordinances of the City Council of the City designating the Stockyards Southeast Quadrant Area and adopting tax increment financing for the Stockyards Southeast Quadrant Area.

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

SECTION 5. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in full force and effect immediately upon its passage and approval as provided by law.

Exhibits "A" and "B" referred to in this ordinance read as follows:

*Exhibit "A".*

*City Of Chicago*

*Stockyards Southeast Quadrant Industrial Redevelopment Area*

*Tax Increment Allocation Finance Program*

*Redevelopment Plan And Project.*

*September, 1991*

*Richard M. Daley,  
Mayor*

*Executive Summary.*

*Goals And Objectives.*

**General Goals:**

- Improve the quality of life in Chicago by eliminating the influence of, as well as the manifestations of, both physical and economic blight in the Redevelopment Project Area.
- Provide sound economic development in the Redevelopment Project Area.
- Revitalize the Redevelopment Project Area to make it an important center contributing to the revitalization of the Redevelopment Area.
- Create an environment within the Redevelopment Project Area which will contribute to the health, safety, and general welfare of the City, and preserve or enhance the value of properties in the Redevelopment Project Area.
- Create suitable locations for industry.

- Create job opportunities.
- Achieve changes of land use, through development of coordinated clusters of uses for neighborhood shopping and industry.

#### Redevelopment Objectives:

- Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Blighted Area. Section IV of this document, Blighted Area Conditions Existing in the Redevelopment Project Area, describes the blighting conditions.
- Return tax delinquent properties back to the tax roles.
- Enhance the tax base of the City of Chicago and of the other taxing districts which extend into the Redevelopment Project Area by encouraging private investment in new commercial and industrial construction.
- Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing business activity, taxable values, and job opportunities.
- Encourage the assembly of land into parcels functionally adaptable with respect to shape and size for industrial redevelopment needs and standards.
- Provide needed incentives to encourage improvements for new development efforts.
- Improve the appearance and security of the Redevelopment Project Area by creating a new industrial area.
- Provide needed incentives to encourage a broad range of improvements in both new development and rehabilitation efforts.
- Encourage the participation of minorities and women in the development of the Redevelopment Project Area.

#### Development And Design Objectives:

- Establish a pattern of land use activities arranged in compact, compatible groupings to increase efficiency of operation and economic relationships.
- Encourage coordinated development of parcels and structures in order to achieve efficient building design; unified off-street

parking, trucking and service facilities; and appropriate access to nearby highways.

- Achieve development which is integrated both functionally and aesthetically with nearby existing development.
- Ensure safe and adequate circulation patterns and capacity in the project area.
- Encourage a high-quality appearance of buildings, rights-of-way and open spaces, and encourage high standards of design.
- Encourage development of usable industrial space of all sizes.

Based upon surveys, inspections, research and analysis of the area by Louik/Schneider & Associates, Inc., the Stockyards Southeast Quadrant Industrial Redevelopment Project Area qualifies as a vacant "blighted area" as defined by the Act. The area is characterized by the presence of two of the blighting factors for vacant land as listed in the Act, impairing the sound growth of the taxing districts in the City of Chicago.

Specifically:

- Of the fourteen (14) factors set forth in the law, eleven (11) are present in the Study Area.
- The blighting factors which are present are reasonably distributed throughout the Study Area.
- All areas within the Study Area show the presence of blighting factors.

Based upon the findings of the Eligibility Study for the Stockyards Southeast Quadrant Industrial Area, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

*Redevelopment Plan.*

The Redevelopment Plan proposes the development of approximately seventy (70) acres of new industrial facilities that will stimulate other industrial development by the private sector in the area outside of the

proposed Redevelopment Project Area. In order to accomplish the City of Chicago objective of stimulating industrial development in the Stockyards Southeast Quadrant Industrial Redevelopment Area, public and private improvements need to take place. This Redevelopment Plan will make approximately seventy (70) acres of land available for industrial facilities development.

The proposed Stockyards Southeast Quadrant Industrial Redevelopment Project Area will require planning and programming of improvements. The redevelopment agreement will generally provide for the City to provide funding for necessary soil and site improvements. The funds for said improvements are to come from the City's issuance of bonds to be repaid from the incremental increase in tax revenues to be generated from the entire Redevelopment Project Area. Developers or users will undertake the responsibility for the required soil and site improvements, a portion of which may be paid for from the issuance of bonds, and will further be required to build any agreed to improvements and necessary ancillary improvements required for the project.

The estimated development project costs are shown in Table 1. To the extent that municipal obligations have been issued to pay for such redevelopment project costs included prior to, but in anticipation of, the adoption of tax increment financing, the City shall be reimbursed for such redevelopment project costs. The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs).

*Table 1.*

*Program Action/Improvements.*

Land Acquisition	\$ 500,000
Demolition	3,500,000
Site Preparation	5,300,000
Environmental Remediation	2,500,000
Public Improvements	500,000
Job Training	500,000
Interest Subsidies	1,000,000
Contingencies	400,000

Planning, Legal, Studies, Etc.	<u>300,000</u>
<b>TOTAL PROJECT COST:*</b>	<b>\$14,500,000</b>

Funds necessary to pay for redevelopment project costs and municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and proceeds from municipal obligations which have as their revenue source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Other sources of funds which may be used to pay for redevelopment costs and obligations issued or incurred, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the municipality may from time to time deem appropriate.

#### Issuance Of Obligations.

To finance redevelopment costs a municipality may issue obligations secured by the anticipated tax increment revenue generated within the T.I.F. redevelopment area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net tax increment revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Revenues shall be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and redevelopment project

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

costs, and, to the extent that real property tax increment is not used for such purposes, shall be declared surplus and shall then become available for distribution annually to taxing districts in the Redevelopment Project Area in the manner provided by the Act.

#### Most Recent Equalized Assessed Valuation Of Properties In The Redevelopment Project Area.

The total 1989 equalized assessed valuation for the entire Redevelopment Project Area is \$20,448,607. This equalized assessed valuation is subject to final verification by Cook County. After verification, the County Clerk of Cook County, Illinois will certify the amount, and this amount will serve as the "Initial Equalized Assessed Valuation".

#### Anticipated Equalized Assessed Valuation.

By the year 2000, when it is estimated that all the anticipated private development will be completed and fully assessed, the estimated equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between \$32,000,000 and \$37,000,000. These estimates are based on several key assumptions, including: 1) all new industrial development will be completed in 1998; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Project and Plan; 3) the most recent State Multiplier of 1.9133 as applied to 1989 assessed values will remain unchanged; and 4) for the duration of the project the tax rate for the entire Redevelopment Project Area is assumed to be the same and will remain unchanged from the 1989 level.

#### *Introduction.*

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area contains approximately 228.5 acres. The Redevelopment Project Area is bounded generally on the north by Exchange Avenue, on the east by Halsted Street, on the south by West 47th Street, and on the west by Packers Avenue. Halsted Street, 47th Street and Racine Avenue provide the major access to the Redevelopment Project Area. The Redevelopment Project Area is located in an area of Chicago that has excellent transportation access. The Dan Ryan Expressway lies one mile east along 39th Street, Root Street to 43rd Street and 47th Street, and the Stevenson Expressway is 1.5 miles north along Ashland Avenue. The location and boundaries of the Redevelopment Project Area are shown on Map 1, Project Boundary.

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area is located in the New City Community Area within the area known as the former Union Stockyards which is primarily an industrial area. The Redevelopment Project Area is under-utilized. It contains considerable areas of vacant land on which there is debris including cinders, bricks, concrete and wood. Some previous building improvements were removed in the 1960s due to their advanced state of decay. There are abandoned railroad tracks in portions of the Redevelopment Project Area.

The purpose of the Redevelopment Plan is to create a mechanism to allow for the development of a new industrial facility on the vacant and under-utilized land and to remove dilapidated structures to create an environment suitable for industrial development in the Redevelopment Project Area. The redevelopment of this Project Area is expected to encourage economic revitalization within the community and surrounding area.

#### Tax Increment Allocation Redevelopment Act.

An analysis of conditions within this area indicates that it is appropriate for designation as a redevelopment project utilizing the State of Illinois tax increment financing legislation. The area is characterized by conditions which warrant the designation as a "blighted area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (hereinafter referred to as the "Act"). The Act is found in the Illinois Revised Statutes, Chapter 24 Section 11-74.4-1, et seq., as amended.

The Act provides a means for municipalities, after the approval of a "Redevelopment Plan and Project" to redevelop blighted areas by pledging the increase in tax revenues generated by public and private redevelopment in order to pay for the up front public costs which are required to stimulate such private investment in new redevelopment and rehabilitation. Municipalities may issue obligations to be repaid from the stream of real property tax increments that occur within the tax increment financing district.

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

The Stockyards Southeast Quadrant Industrial Redevelopment Area Project and Plan (hereafter referred to as the "Redevelopment Plan") has been formulated in accordance with the provision of the Act. It is a guide to all proposed public and private action in the Redevelopment Project Area. In addition to describing the objectives of redevelopment, the Redevelopment Plan sets forth the overall program to be undertaken to accomplish these objectives. This program is the "Redevelopment Project".



This Redevelopment Plan also specifically describes the Stockyards Southeast Quadrant Industrial Redevelopment Tax Incremental Redevelopment Project Area (hereafter referred to as the "Redevelopment Project Area"). This area meets the eligibility requirement of the Act. The Redevelopment Project Area boundaries are described in Section II of the Redevelopment Plan and shown in Map 1, Boundary Map.

After its approval of the Redevelopment Plan, the City Council then formally designates the Redevelopment Project Area.

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

1. On a coordinated rather than a piecemeal basis to ensure that the land-use, vehicular access, parking, service and urban design systems will meet modern-day principles and standards.
2. On a reasonable, comprehensive and integrated basis to ensure that blighting factors are eliminated.
3. Within a reasonable and defined time period.

Revitalization of the Redevelopment Project Area is a large and complex undertaking and presents challenges and opportunities commensurate to its scale. The success of this effort will depend to a large extent on the cooperation between the private sector and agencies of local government. The adoption of the Redevelopment Plan makes possible the implementation of a logical program to stimulate redevelopment in the Redevelopment Project Area -- an area which cannot reasonably be anticipated to be developed without the adoption of this Redevelopment Plan. Public investments, will create the appropriate environment to attract the investment required for the rebuilding of the area.

Successful implementation of the Redevelopment Plan and Project requires that the City of Chicago take full advantage of the real estate tax increments attributed to the Redevelopment Project as provided in accordance with the Act. The Redevelopment Project Area would not be reasonably developed without the use of such incremental revenues.

#### *Redevelopment Project Area And Legal Description.*

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area is located approximately six miles northwest of Chicago's Central Business District. The Redevelopment Project Area contains approximately 228.5 acres. The Redevelopment Project Area is bounded generally on the

north by Exchange Avenue, on the east by Halsted Street, on the south by West 47th Street, and on the west by Packers Avenue. Halsted Street, 47th Street and Racine Avenue provide the major access to the Redevelopment Project Area.

The legal description of the Stockyards Southeast Quadrant Industrial Redevelopment Project Area is as follows:

a tract of land in the northeast quarter, in the southeast quarter, and in the east half of the southwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, described as follows:

beginning at the southeast corner of said Section 5; thence west along the south line of said southeast quarter 2,640 feet more or less, to the west line of said southeast quarter; thence north 1,320 feet along last said west line to the south line of the northeast quarter of the southwest quarter (being the south line of Packers Subdivision as recorded September 20, 1870 as Document No. 66615); thence west 910 feet along last said south line to a line 33 feet west of and parallel to the centerline of Packers Avenue; thence north 1,330 feet along last said line 33 feet west of the centerline of Packers Avenue to the north line of said southwest quarter of Section 5; thence east 910 feet more or less, along last said north line to the west line of the northeast quarter of said Section 5; thence north 962 feet along last said west line to the centerline of Exchange Avenue as shown on Stock Yards Subdivision as recorded March 14, 1903 as Document No. 3362808; thence east 1,020 feet along the centerline of Exchange Avenue to the west line extended north of Donovan Industrial Park as recorded July 1, 1976 as Document No. 23542559; thence south 952 feet along last said west line to the centerline of 43rd Street (also being the south line of northeast quarter of said Section 5); thence east 320 feet along the centerline of 43rd Street to the centerline of Morgan Street as shown in said Donovan Industrial Park; thence north 250 feet along last said centerline of Morgan Street to the south line of the north 190 feet of Lot 4 extended west of said Donovan Industrial Park; thence east 620.4 feet along last said south line to the east line of Lot 4 of Donovan Industrial Park; thence north 660 feet more or less along the east line of Lots 4 and 1 in Donovan Industrial Park to the centerline of Exchange Avenue; thence east 710 feet along the centerline of Exchange Avenue to the east line of said Section 5; thence south along last said east line of Section 5 to the southeast corner of Section 5 being the place of beginning, all in Lake Township, Cook County, Illinois.

Property contains 228.5 acres, more or less.

*Redevelopment Project Area Goals And Objectives.*

General Goals:

- Improve the quality of life in Chicago by eliminating the influence of, as well as the manifestations of, both physical and economic blight in the Redevelopment Project Area.
- Provide sound economic development in the Redevelopment Project Area.
- Revitalize the Redevelopment Project Area to make it an important center contributing to the revitalization of the Redevelopment Area.
- Create an environment within the Redevelopment Project Area which will contribute to the health, safety, and general welfare of the City, and preserve or enhance the value of properties in the Redevelopment Project Area.
- Create suitable locations for industry.
- Create job opportunities.
- Achieve changes of land use, through development of coordinated clusters of uses for neighborhood shopping and industry.

Redevelopment Objectives:

- Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Blighted Area. Section IV of this document, Blighted Area Conditions Existing in the Redevelopment Project Area, describes the blighting conditions.
- Return tax delinquent properties back to the tax roles.
- Enhance the tax base of the City of Chicago and of the other taxing districts which extend into the Redevelopment Project Area by encouraging private investment in new commercial and industrial construction.
- Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing business activity, taxable values, and job opportunities.

- Encourage the assembly of land into parcels functionally adaptable with respect to shape and size for industrial redevelopment needs and standards.
- Provide needed incentives to encourage improvements for new development efforts.
- Improve the appearance and security of the Redevelopment Project Area by creating a new industrial area.
- Provide needed incentives to encourage a broad range of improvements in both new development and rehabilitation efforts.
- Encourage the participation of minorities and women in the development of the Redevelopment Project Area.

**Development And Design Objectives:**

- Establish a pattern of land use activities arranged in compact, compatible groupings to increase efficiency of operation and economic relationships.
- Encourage coordinated development of parcels and structures in order to achieve efficient building design; unified off-street parking, trucking and service facilities; and appropriate access to nearby highways.
- Achieve development which is integrated both functionally and aesthetically with nearby existing development.
- Ensure safe and adequate circulation patterns and capacity in the project area.
- Encourage a high-quality appearance of buildings, rights-of-way and open spaces, and encourage high standards of design.
- Encourage development of usable industrial space of all sizes.

Investment in new development is essential in the Stockyards Southeast Quadrant Industrial Redevelopment Project Area. Development efforts in the Redevelopment Project Area will strengthen the entire City through environmental improvements, an increased tax base and additional employment opportunities.

This section of the Redevelopment Plan identifies the goals and objectives of the Redevelopment Project Area. A latter section of the Redevelopment Plan identifies more specific programs which the City plans to undertake in

achieving the redevelopment goals and objectives which have been identified.

*Blighted Area Conditions Existing In The  
Redevelopment Project Area.*

Based upon surveys, inspections, research and analysis of the area by Louik/Schneider & Associates, Inc. the Redevelopment Project Area qualifies as a "blighted area" as defined by the Act. A separate report entitled "Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Financing District Eligibility Report", dated September, 1991 describes in detail the surveys and analysis undertaken and the basis for the finding that the Redevelopment Project Area qualifies as "blighted area" as defined by the Act. Summarized below are the findings of the Eligibility Report. The area is characterized by the presence of eleven of the blighting factors for an improved area as listed in the Act, impairing the sound growth of the taxing districts in this area of the City. Specifically:

- Of the fourteen factors set forth in the law, eleven are present in the area.
- The blighting factors which are present are reasonably distributed throughout the Study Area.
- All areas within the Study Area show the presence of blighting factors.

1. Age.

Age as a factor is present in two of the three blocks in the Study Area. Of the thirty total buildings in the Study Area, twenty-one (70 percent) are thirty-five years of age or older.

2. Dilapidation.

Dilapidation is present in two parcels containing eleven interconnected buildings. These buildings significantly impact one block of the Study Area.

3. Obsolescence.

Obsolescence as a factor is present in two of the three blocks. sixteen of the thirty structures (53 percent) are obsolete and there are numerous parcels which are obsoletely platted.

4. Deterioration.

Deterioration as a factor is present in many of the parcels in the Study Area. Conditions contributing to this factor include deteriorating structures, deteriorating off-street parking and storage areas and site surface areas. Twenty-one of the thirty structures (70 percent) are characterized by deterioration including four parcels which contain structures that have deterioration of parking surfaces.

5. Illegal Use Of Individual Structures.

There was no evidence of structures which were illegal uses as defined by municipal ordinance.

6. Structures Below Minimum Code Standards.

Structures below the City's minimum code standards for existing buildings as a factor is present in one parcel having a major impact on one block.

7. Excessive Vacancies.

Excessive vacancies as a factor is present in two of the three blocks. Twelve buildings were entirely vacant (40 percent) and another was partially vacant. The Study Area contains over seventy acres of vacant under-utilized land (31 percent of the entire area).

8. Overcrowding Of Structures And Community Facilities.

There was no evidence of overcrowding of structures in the Study Area.

9. Lack Of Ventilation, Light Or Sanitary Facilities.

Twelve structures in the Study Area exhibit a lack of ventilation, light or sanitary facilities.

10. Inadequate Utilities.

Inadequate utilities are present in the interior area of one block

and in providing direct access to another block in the Study Area.

11. Excessive Land Coverage.

There was no evidence of excessive land coverage in the Study Area.

12. Deleterious Land-Use Or Layout.

Deleterious land-use or layout is present in 54 parcels of the 65 parcels (83 percent) in the Study Area. Conditions contributing to this factor include outside storage areas, large tracts of vacant and under-utilized land, vacant and dilapidated structures and sub-standard streets limiting access to portions of the Study Area.

13. Depreciation Of Physical Maintenance.

Depreciation of physical maintenance is present in twenty of the thirty structures (67 percent) in the Study Area. In addition, almost all vacant parcels have deteriorated surfaces and fly dumping. Conditions contributing to this factor include deferred maintenance and lack of maintenance of buildings, parking and storage areas, and site improvements. Depreciation of physical maintenance is present in 50 of the 65 parcels (77 percent) in the Study Area.

14. Lack Of Community Planning.

Lack of community planning is present to a major extent throughout the Study Area. Conditions contributing to this factor include parcels of inadequate size contemporary development in accordance with current day needs and standards, and the lack of reasonable development controls for building uses, setbacks, off-street parking and loading and the limited access provided by the present street system in combination with the vacant inaccessible land areas. The area lacks an overall plan for coordinated development on a parcel by parcel basis. The entire Study Area exhibits this factor.

The analysis above was based upon data assembled by the City of Chicago, Department of Economic Development and Louik/Schneider & Associates, Inc.. The surveys, research and analysis conducted include:

1. Exterior surveys of the condition and use of the Redevelopment Project Area;
2. Field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing and previous uses and their relationships;
4. Comparison of current land use to current zoning ordinance and the current zoning maps;
5. Historical analysis of site uses and users;
6. Analysis of original and current platting and building size layout;
7. Analysis of tax delinquency;
8. Review of previously prepared plans, studies and data.

Based upon the findings of the Eligibility Study for Stockyards Southeast Quadrant Industrial Study Area, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

*Stockyards Southeast Quadrant Industrial  
Redevelopment Project.*

A. Redevelopment Project Area Goal And Objectives.

The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including but not limited to tax increment financing, and by undertaking some or all of the following actions:

1. Assemblage of Sites. To achieve the renewal of the Redevelopment Project Area, property identified in Map 3, Development Activities, attached hereto and made a part hereof, may be acquired by the City of Chicago and cleared of all improvements, if any, and either (a) sold or leased for private redevelopment, or (b) sold, leased or dedicated for construction of public improvements or facilities. The City may determine that



to meet the renewal objectives of this Redevelopment Plan, other properties in the Redevelopment Project Area not scheduled for acquisition should be acquired, or certain property currently listed for acquisition should not be acquired. Acquisition of land for public rights-of-way will also be necessary for the portions of said rights-of-way that the City does not own (see Map 3).

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

2. Provision of Public Improvements and Facilities. Adequate public improvements and facilities will be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:
  - a. Construction of Packers Avenue.
  - b. Provision of utilities necessary to serve the redevelopment.
3. Provision for Demolition and Environmental Remediation. Funds may be made available for demolition and removal of dilapidated structures and any necessary environmental remediation required for such building sites.
  - a. Demolition of the former Hammond Warehouse, Inc. storage facility and any necessary environmental remediation will be accomplished through a redevelopment agreement with the Back of the Yards Neighborhood Council which is obtaining this property through the Cook County Tax Reactivation Program.
4. Provision for Soil and Site Improvements. Funds may be made available for improvement to properties for the purpose of making land suitable for development.
  - a. Entering into a redevelopment agreement for necessary soil preparation and site improvements in the Redevelopment Project Area.

5. Provision for Interest Subsidy. Funds may be made available to privately held properties for the purpose of reducing interest costs for the purpose of redeveloping properties.
6. Provision for Job Training. Funds may be made available for companies building or expanding facilities in the Project Area for the training of new employees or existing employees.
7. Redevelopment Agreements. Land assemblage shall be conducted for (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Terms of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific controls than those stated in the Redevelopment Plan.

In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements.

#### B. Redevelopment Plan.

The Redevelopment Plan proposes the development of new, industrial facilities that take advantage of the Redevelopment Project Area's excellent location. The industrial facilities and ancillary services will cover all or almost all of the Stockyards Southeast Quadrant Industrial Redevelopment Project Area. The Redevelopment Project Area will allow for the development of 1,000,000 square feet of new industrial facilities employing approximately 500 persons.

The Redevelopment Plan proposes redevelopment by the Back of the Yards Neighborhood Council (B.Y.N.C.) that will stimulate other industrial development by the private sector in the Redevelopment Project Area as well as areas outside of the Redevelopment Project Area. The purpose of B.Y.N.C.'s plan is the removal of 11 multi-storied vacant and uninhabited storage buildings which were built at the turn of the century. These buildings are in blighted state of repair and can not be rehabilitated. The buildings have no electricity, heat, they lack windows, doors, and operating systems. The buildings are located on 476,236 square feet of land (approximately 11 acres), which will be developed with new industrial buildings when the 11 buildings are demolished. In order to accomplish the City of Chicago's objective of stimulating industrial development, numerous public and private improvements need to take place. This Redevelopment Plan will make approximately 70 acres of land available for new industrial facilities development.

The proposed Stockyards Southeast Quadrant Industrial Redevelopment Project Area will require planning and programming of improvements. The redevelopment agreement will generally provide for the City to provide funding for necessary soil site improvements. The funds for said improvements are to come from the City's issuance of bonds to be repaid from the incremental increase in tax revenues to be generated from the entire Redevelopment Project Area. Developers or users will undertake the responsibility for the required soil and site improvements, a portion of which may be paid for from the issuance of bonds, and will further be required to build any agreed to improvements and necessary ancillary improvements required for the project.

The Redevelopment Plan and Project conforms to the Comprehensive Plan of the City of Chicago.

#### C. General Land-Use Plan.

The Redevelopment Plan and the proposed projects described herein conform to the land uses and development policies for the City as a whole as currently provided by the Comprehensive Plan of Chicago (1966).

#### D. Estimated Development Project Costs.

Redevelopment project costs mean the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan and Redevelopment Project pursuant to the State of Illinois Tax Increment Allocation Redevelopment Act. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan, including but not limited to staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected;
2. 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, and the clearing and grading of land;
3. Cost of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;

4. Costs of the construction of public works or improvements;
5. Costs of job training and retraining projects;
6. 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 hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
9. Payment in lieu of taxes;
10. Costs of job training, 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 a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality 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 and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code;

11. Interest costs by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
  - b. 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;
  - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
  - d. the total of such interest payments paid pursuant to this Act may not exceed 30 percent of the total of (i) costs paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.
  
12. Unless explicitly stated in the Act, the costs of construction of new privately-owned buildings shall not be eligible redevelopment project costs.

The estimated redevelopment project costs are in Table 1. To the extent that municipal obligations have been issued to pay for such redevelopment project costs included prior to, but in anticipation of, the adoption of tax increment financing, the City shall be reimbursed for such redevelopment project costs. The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan.

Table 1.

*Estimated Redevelopment Project Costs.*

## Program Action/Improvements.

Land Acquisition	\$ 500,000
Demolition	3,500,000
Site Preparation	5,300,000
Environmental Remediation	2,500,000
Public Improvements	500,000
Job Training	500,000
Interest Subsidies	1,000,000
Contingencies	400,000
Planning, Legal, Studies, Etc.	<u>300,000</u>
<b>TOTAL PROJECT COST:*</b>	<b>\$14,500,000</b>

## E. Sources Of Funds To Pay Redevelopment Project Costs.

Funds necessary to pay for redevelopment project costs and municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and proceeds from municipal obligations which have as their revenue source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is

---

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

attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Other sources of funds which may be used to pay for redevelopment costs and obligations issued or incurred, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the municipality may from time to time deem appropriate. Without the use of such tax incremental revenues, the Redevelopment Project Area would not reasonably be developed. All incremental revenues utilized by the City of Chicago will be utilized exclusively for the development of the Redevelopment Project Area.

#### Issuance Of Obligations.

To finance redevelopment costs a municipality may issue obligations secured by the anticipated tax increment revenue generated within the T.I.F. redevelopment area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

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

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

**Most Recent Equalized Assessed Valuation Of Properties In The  
Redevelopment Project Area.**

The total 1989 equalized assessed valuation for the entire Redevelopment Project Area is \$20,448,607. This equalized assessed valuation is subject to final verification by Cook County. After verification, the County Clerk of Cook County, Illinois will certify the amount, and this amount will serve as the "Initial Equalized Assessed Valuation".

**Anticipated Equalized Assessed Valuation.**

By the year 2000, when it is estimated that all the anticipated private development will be completed and fully assessed, the estimated equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between \$32,000,000 and \$37,000,000. These estimates are based on several key assumptions, including: (1) all industrial development will be completed in 1998; (2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Project and Plan; (3) the most recent State Multiplier of 1.9133 as applied to 1989 assessed values will remain unchanged; and (4) for the duration of the project the tax rate for the entire Redevelopment Project Area is assumed to be the same and will remain unchanged from the 1989 level.

*Provisions For Amending Action Plan.*

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area Tax Increment Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

*Affirmative Action Plan.*

The City is committed to and will affirmatively implement the following principles with respect to the Stockyards Southeast Quadrant Industrial Redevelopment Project Area:

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



color, religion, sex, age, handicapped status, national origin, creed, or ancestry.

- B. This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

*Legal Description.*

A tract of land in the northeast quarter, in the southeast quarter, and in the east half of the southwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, described as follows:

beginning at the southeast corner of said Section 5; thence west along the south line of said southeast quarter 2,640 feet more or less, to the west line of said southeast quarter; thence north 1,320 feet along last said west line to the south line of the northeast quarter of the southwest quarter (being the south line of Packers Subdivision as recorded September 20, 1870 as Document No. 66615); thence west 910 feet along last said south line to a line 33 feet west of and parallel to the centerline of Packers Avenue; thence north 1,330 feet along last said line 33 feet west of the centerline of Packers Avenue to the north line of said southwest quarter of Section 5; thence east 910 feet more or less, along last said north line to the west line of the northeast quarter of said Section 5; thence north 962 feet along last said west line to the centerline of Exchange Avenue as shown on Stock Yards Subdivision as recorded March 14, 1903 as Document No. 3362808; thence east 1,020 feet along the centerline of Exchange Avenue to the west line extended north of Donovan Industrial Park as recorded July 1, 1976 as Document No. 23542559; thence south 952 feet along last said west line to the centerline of 43rd Street (also being the south line of the northeast quarter of said Section 5); thence east 320 feet along the centerline of 43rd Street to the centerline of Morgan Street as shown in said Donovan Industrial Park; thence north 250 feet along last said centerline of Morgan Street to the south line of the north 190 feet of Lot 4 extended west of said Donovan Industrial Park; thence east 620.4 feet along last said south line to the east line of Lot 4 of Donovan Industrial Park; thence north 660 feet more or less, along the east line of Lots 1 and 4 in Donovan Industrial Park to the centerline of Exchange Avenue; thence east 710 feet along the centerline of Exchange Avenue to the east line of said Section 5; thence south along last said east line of Section 5 to the southeast corner of Section 5, being the place of beginning, all in Lake Township, Cook County, Illinois.

Property contains 228.5 acres, more or less.

Table 2.

*1989 Equalized Assessed Valuation.**Southeast Quadrant Of The Stockyards 1989 Equalized Assessed Valuation.*

Permanent Index No.	1989
20-05-200-004	\$ 12,377
-008	1,749,755
-015	34,395
-019	3,664
-045	1,538
-046	4,001
-047	4,163
-048	1,184,715
-049	18,801
-050	1,846,319
-067	25,787
-068	2,397
-070	3,432
-071	237
-072	2,177
-073	9,190
-074	7,179

Permanent Index No.	1989
-075	\$ 14,742
-076	165,045
-077	1,270
-083	519
-088	222,184
-094	237,532
-095	115,799
-096	216,193
-100	0
-105	209,734
-106	9,899
-112	1,791,645
-113	132,773
-114	84,855
-115	50,655
-116	49,384
-117	94,272
-118	252,904
-119	283,274
-120	220,881
-132	1,934,760
-133	1,331,856
-135	37,985

Permanent Index No.	1989
-138	\$ 13,676
-140	71,043
-141	63,376
-144	14,382
-145	24,258
-146	2,282,820
-147	581,157
-148	7,121
20-05-302-003	81,034
-007	73,128
-009	77,058
-010	821,175
-011	687,816
-012	74,399
20-05-400-003	12,877
-004	1,576,764
-006	48,542
-007	674,199
-009	210,663
-011	462,720
-012	165,041
-014	51,774

Permanent Index No.	1989
-015	\$ 0
-016	<u>5,296</u>
<b>TOTAL:</b>	<b>\$20,448,607</b>

[(Map 1) Redevelopment Project Boundaries Map, (Map 2) Existing Land-Use Map and (Map 3) Redevelopment Plan/Proposed Land-Use Map referred to in this Redevelopment Plan and Project printed on pages 55610 through 55612 of this Journal.]

*Exhibit "B".*

*City Of Chicago*

*Stockyards Southeast Quadrant Industrial Redevelopment Project Area*

*Tax Increment Allocation Finance Program*

*Amendment To Redevelopment Plan And Project*

*September, 1994.*

The Redevelopment Plan and Project of the City of Chicago approved by Ordinance adopted on February 26, 1992 relating to the Stockyards Southeast Quadrant Industrial Redevelopment Project Area Tax Increment Allocation Finance Program is amended by adding the following new Section:

Relationship To Stockyards Industrial-Commercial  
Redevelopment Project Area.

By Ordinance adopted on March 8, 1989, the City established a redevelopment project area known as the Southeast Quadrant Industrial-Commercial Redevelopment Project Area, also located in the former Union Stockyards. The Stockyards Industrial-Commercial Redevelopment Area and the Stockyards Southeast Quadrant Industrial Redevelopment Project Area are contiguous to one another (but for separation by 43rd Street), and the City finds the goals, objectives and financial success of such redevelopment project areas to be interdependent. The City further finds that it is in the best interests of the City and in furtherance of the purposes of the Act that net revenues from each such redevelopment project be made available to support the other. The City therefore proposes to utilize net incremental revenues received from one redevelopment project area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in the other redevelopment project area, and vice versa.

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AUTHORIZATION FOR EXECUTION AND DELIVERY OF  
REDEVELOPMENT AGREEMENT WITH WABASH  
LIMITED PARTNERSHIP FOR REHABILITATION  
OF PROPERTY AT 1318 -- 1352 SOUTH  
WABASH AVENUE.

The Committee on Finance submitted the following report:

CHICAGO, September 14, 1994.

*To the President and Members of the City Council:*

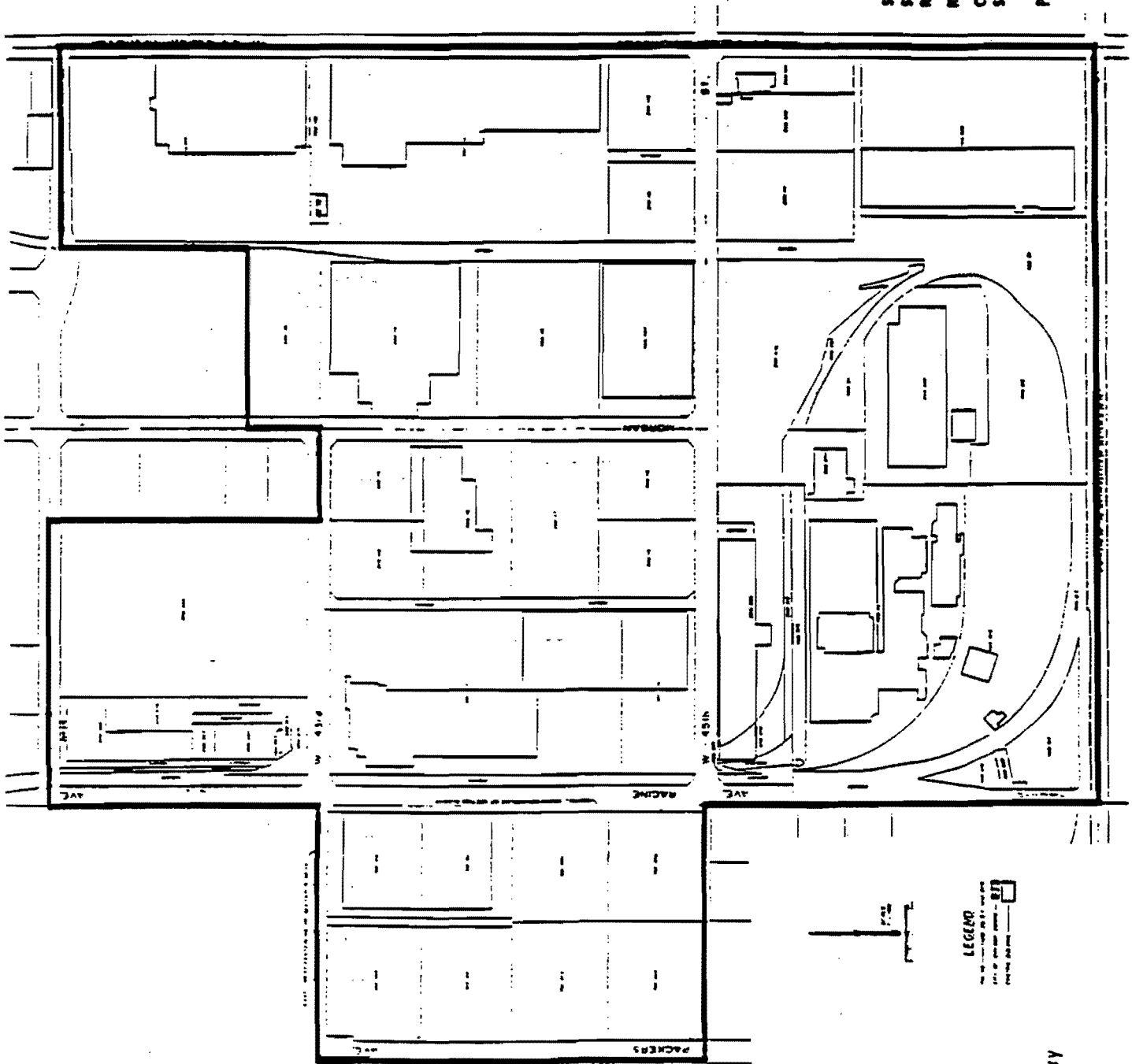
Your Committee on Finance, having had under consideration an ordinance authorizing the execution and delivery of a Redevelopment Agreement with the Wabash Limited Partnership for the rehabilitation of property located at 1318 -- 1352 South Wabash Avenue, having had the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

(Continued on page 55613)

*Map 1.*  
 (To Redevelopment Plan And Project)  
 Redevelopment Project Boundaries.

Stackyards  
 Southeast Quadrant Industrial  
 Redevelopment Project Area  
 Redevelopment Plan  
 City of Chicago  
 September, 1991

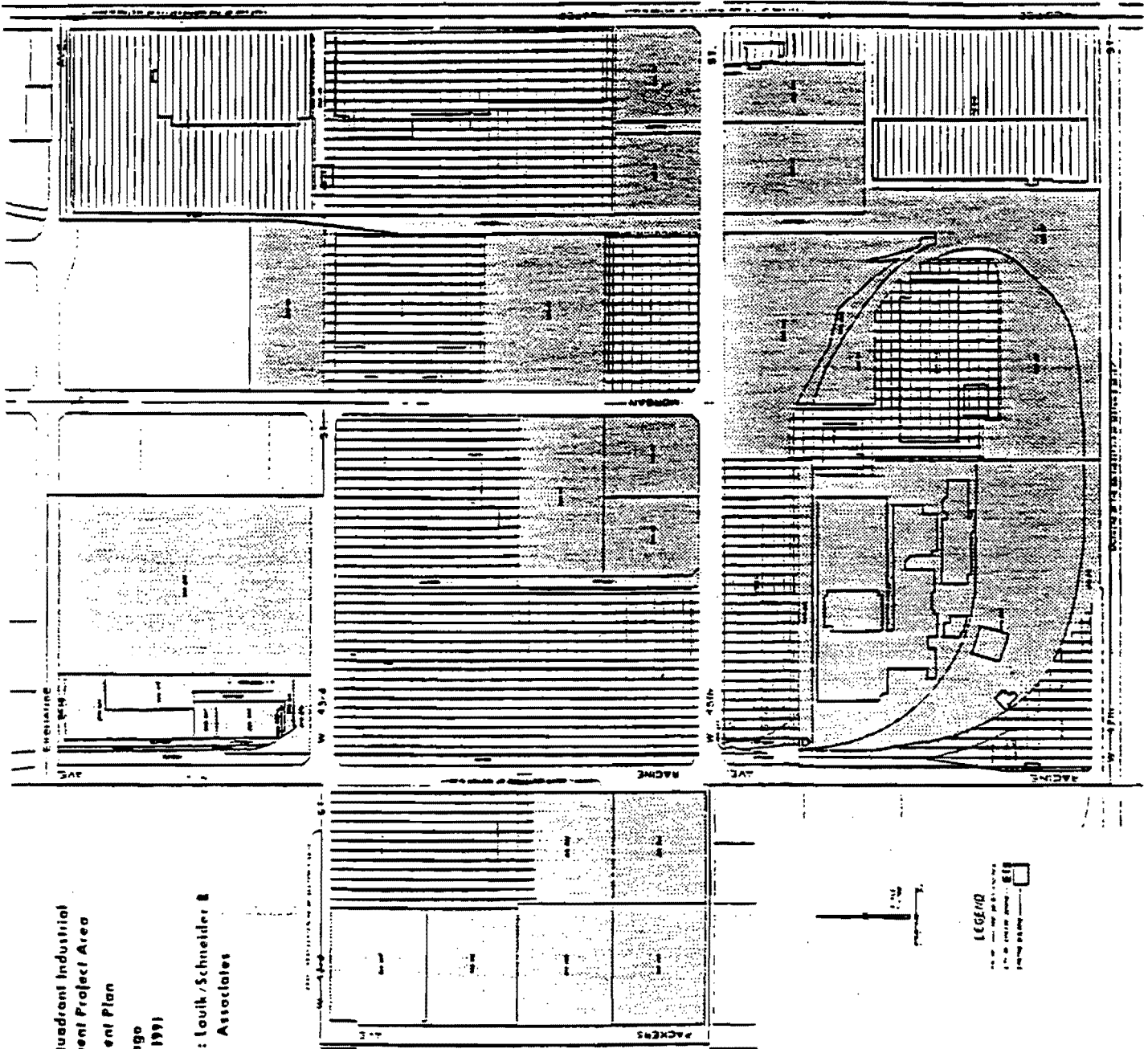
Prepared by: Louik/Schneider &  
 Associates



— Project Boundary

Map 2.  
(To Redevelopment Plan And Project)

Existing Land-Use.



Stockyards  
 Southeast Quadrant Industrial  
 Redevelopment Project Area  
 Redevelopment Plan  
 City of Chicago  
 September, 1993

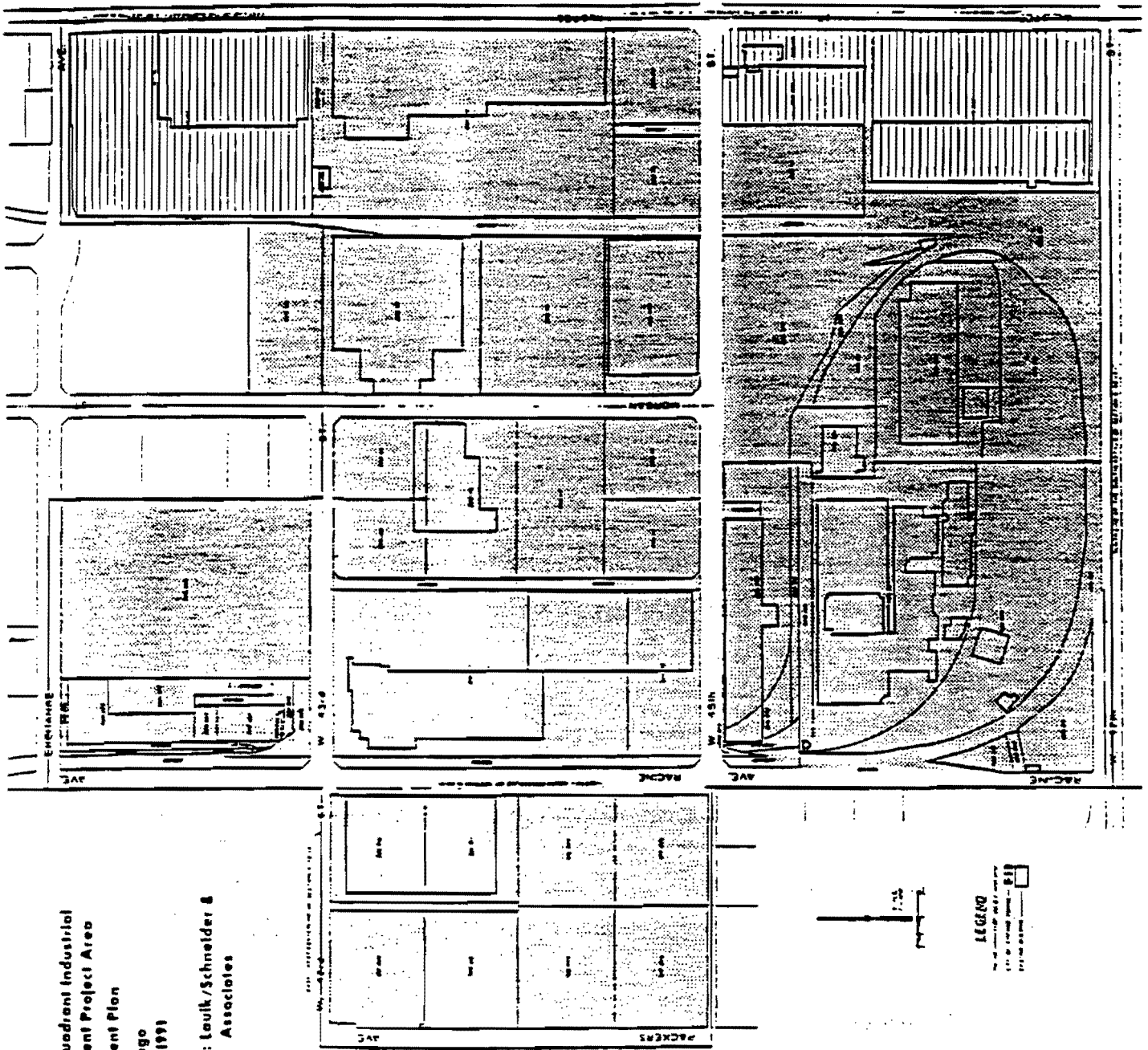
Prepared by: Louik/Schneider &  
 Associates

LEGEND

Industrial  
 Vacant  
 Commercial



*Map 3.*  
 (To Redevelopment Plan And Project)  
 Redevelopment Plan/Proposed Land Use.



Stockyards  
 Southeast Quadrant Industrial  
 Redevelopment Project Area  
 Redevelopment Plan  
 City of Chicago  
 September, 1991

Prepared by: Louik/Schneider &  
 Associates

Industrial  
 Commercial

(Continued from page 55609)

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,  
*Chairman.*

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Mazola, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Coleman, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

*Nays* -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, Pursuant to an ordinance adopted by the City Council ("City Council") of the City of Chicago (the "City"), a certain redevelopment plan for the Near South Redevelopment Project Area (the "Project Area") Tax Increment Financing Project was adopted and approved; and

WHEREAS, Pursuant to an ordinance adopted by the City Council, the Project Area was designated as a redevelopment project area pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, et seq. (1992 State Bar Edition)); and

WHEREAS, Pursuant to an ordinance adopted by the City Council, tax increment allocation financing was approved as a means of financing redevelopment costs in the Project Area; and

WHEREAS, Pursuant to an ordinance adopted by the City Council, certain tax increment allocation bonds secured by incremental taxes have been authorized to be issued in an amount not to exceed \$35,000,000 (Series

CITY OF CHICAGO

**STOCKYARDS SOUTHEAST QUADRANT INDUSTRIAL REDEVELOPMENT AREA  
TAX INCREMENT ALLOCATION FINANCE PROGRAM**

**REDEVELOPMENT PLAN AND PROJECT**

September, 1991

Richard M. Daley  
Mayor

REDEVELOPMENT PLAN AND PROJECT FOR  
STOCKYARDS SOUTHEAST QUADRANT INDUSTRIAL REDEVELOPMENT AREA  
TAX INCREMENT FINANCING PROGRAM

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## **EXECUTIVE SUMMARY**

### **GOALS AND OBJECTIVES**

#### General Goals:

- \* Improve the quality of life in Chicago by eliminating the influence of, as well as the manifestations of, both physical and economic blight in the Redevelopment Project Area.
- \* Provide sound economic development in the Redevelopment Project Area.
- \* Revitalize the Redevelopment Project Area to make it an important center contributing to the revitalization of the Redevelopment Area.
- \* Create an environment within the Redevelopment Project Area which will contribute to the health, safety, and general welfare of the City, and preserve or enhance the value of properties in the Redevelopment Project Area.
- \* Create suitable locations for industry.
- \* Create job opportunities.
- \* Achieve changes of land use, through development of coordinated clusters of uses for neighborhood shopping and industry.

#### Redevelopment Objectives:

- \* Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Blighted Area. Section IV of this document, Blighted Area Conditions Existing in the Redevelopment Project Area, describes the blighting conditions.
- \* Return tax delinquent properties back to the tax roles;
- \* Enhance the tax base of the City of Chicago and of the other taxing districts which extend into the Redevelopment Project Area by encouraging private investment in new commercial and industrial construction.
- \* Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing business activity, taxable values, and job opportunities.
- \* Encourage the assembly of land into parcels functionally adaptable with respect to shape and size for industrial redevelopment needs and standards.
- \* Provide needed incentives to encourage improvements for new development efforts.

- \* Improve the appearance and security of the Redevelopment Project Area by creating a new industrial area.
- \* Provide needed incentives to encourage a broad range of improvements in both new development and rehabilitation efforts.
- \* Encourage the participation of minorities and women in the development of the Redevelopment Project Area.

#### Development and Design Objectives

- \* Establish a pattern of land use activities arranged in compact, compatible groupings to increase efficiency of operation and economic relationships.
- \* Encourage coordinated development of parcels and structures in order to achieve efficient building design; unified off-street parking, trucking and service facilities; and appropriate access to nearby highways.
- \* Achieve development which is integrated both functionally and aesthetically with nearby existing development.
- \* Ensure safe and adequate circulation patterns and capacity in the project area.
- \* Encourage a high-quality appearance of buildings, rights-of-way and open spaces, and encourage high standards of design.
- \* Encourage development of usable industrial space of all sizes.

Based upon surveys, inspections, research and analysis of the area by Louik/Schneider & Associates, Inc., the Stockyards Southeast Quadrant Industrial Redevelopment Project Area qualifies as a vacant "blighted area" as defined by the Act. The area is characterized by the presence of two of the blighting factors for vacant land as listed in the Act, impairing the sound growth of the taxing districts in the City of Chicago.

Specifically:

- \* Of the fourteen factors set forth in the law, eleven are present in the Study Area.
- \* The blighting factors which are present are reasonably distributed throughout the Study Area.
- \* All areas within the Study Area show the presence of blighting factors.

Based upon the findings of the Eligibility Study for the Stockyards Southeast Quadrant Industrial Area, the Redevelopment Project Area on the whole has not been subject to growth and

development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

## **REDEVELOPMENT PLAN**

The Redevelopment Plan proposes the development of approximately 70 acres of new industrial facilities that will stimulate other industrial development by the private sector in the area outside of the proposed Redevelopment Project Area. In order to accomplish the City of Chicago objective of stimulating industrial development in the Stockyards Southeast Quadrant Industrial Redevelopment Area, public and private improvements need to take place. This Redevelopment Plan will make approximately 70 acres of land available for industrial facilities development.

The proposed Stockyards Southeast Quadrant Industrial Redevelopment Project Area will require planning and programming of improvements. The redevelopment agreement will generally provide for the City to provide funding for necessary soil and site improvements. The funds for said improvements are to come from the City's issuance of bonds to be repaid from the incremental increase in tax revenues to be generated from the entire Redevelopment Project Area. Developers or users will undertake the responsibility for the required soil and site improvements, a portion of which may be paid for from the issuance of bonds, and will further be required to build any agreed to improvements and necessary ancillary improvements required for the project.

The estimated redevelopment project costs are shown in Table 1. To the extent that municipal obligations have been issued to pay for such redevelopment project costs included prior to, but in anticipation of, the adoption of tax increment financing, the City shall be reimbursed for such redevelopment project costs. The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs).

TABLE 1

Program Action/Improvements

Land Acquisition	\$ 500,000
Demolition	3,500,000
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Environmental remediation	2,500,000
Public Improvements	500,000
Job Training	500,000
Interest Subsidies	1,000,000
Contingencies	400,000
Planning, legal, studies, etc.	300,000
TOTAL PROJECT COST*	\$14,500,000

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

Funds necessary to pay for redevelopment project costs and municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and proceeds from municipal obligations which have as their revenue source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Other sources of funds which may be used to pay for redevelopment costs and



obligations issued or incurred, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the municipality may from time to time deem appropriate.

### **Issuance of Obligations**

To finance redevelopment costs a municipality may issue obligations secured by the anticipated tax increment revenue generated within the TIF redevelopment area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net tax increment revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

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

### **Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area**

The total 1989 equalized assessed valuation for the entire Redevelopment Project Area is \$20,448,607. This equalized assessed valuation is subject to final verification by Cook County. After verification, the County Clerk of Cook County, Illinois will certify the amount, and this amount will serve as the "Initial Equalized Assessed Valuation."

### **Anticipated Equalized Assessed Valuation**

By the year 2000, when it is estimated that all the anticipated private development will be completed and fully assessed, the estimated equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between \$32,000,000 and \$37,000,000. These estimates are based on several key assumptions, including: 1) all new industrial development will be completed in 1998; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Project and Plan; 3) the most recent State Multiplier of 1.9133 as applied to 1989 assessed values will remain unchanged and 4) for the duration of the project the tax rate for the entire Redevelopment Project Area is assumed to be the same and will remain unchanged from the 1989 level.

## INTRODUCTION

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area contains approximately 228.5 acres. The Redevelopment Project Area is bounded generally on the North by Exchange Avenue, on the east by Halsted Street, on the south by West 47th Street, and on the west by Packers Avenue. Halsted Street, 47th Street and Racine Avenue provide the major access to the Redevelopment Project Area. The Redevelopment Project Area is located in an area of Chicago that has excellent transportation access. The Dan Ryan Expressway lies one mile east along 39th Street, Root Street to 43rd Street and 47th Street, and the Stevenson Expressway is 1.5 miles north along Ashland Avenue. The location and boundaries of the Redevelopment Project Area are shown on Map 1, Project Boundary.

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area is located in the New City Community Area within the area known as the former Union Stockyards which is primarily an industrial area. The Redevelopment Project Area is under-utilized. It contains considerable areas of vacant land on which there is debris including cinders, bricks, concrete and wood. Some previous building improvements were removed in the 1960's due to their advanced state of decay. There are abandoned railroad tracks in portions of the Redevelopment Project Area.

The purpose of the Redevelopment Plan is to create a mechanism to allow for the development of new industrial facility on the vacant and under-utilized land and to remove dilapidated structures to create an environment suitable for industrial development in the Redevelopment Project Area. The redevelopment of this Project Area is expected to encourage economic revitalization within the community and surrounding area.

### Tax Increment Allocation Redevelopment Act.

An analysis of conditions within this area indicates that it is appropriate for designation as a redevelopment project, utilizing the State of Illinois tax increment financing legislation. The area is characterized by conditions which warrant the designation as a "blighted area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (hereafter referred to as

the "Act"). The Act is found in the Illinois Revised Statutes, Chapter 24 Section 11-74.4-1 et seq., as amended.

The Act provides a means for municipalities, after the approval of a "Redevelopment Plan and Project" to redevelop blighted areas by pledging the increase in tax revenues generated by public and private redevelopment in order to pay for the up front public costs which are required to stimulate such private investment in new redevelopment and rehabilitation. Municipalities may issue obligations to be repaid from the stream of real property tax increments that occur within the tax increment financing district.

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

The Stockyards Southeast Quadrant Industrial Redevelopment Area Project and Plan (hereafter referred to as the "Redevelopment Plan") has been formulated in accordance with the provision of the Act. It is a guide to all proposed public and private action in the Redevelopment Project Area. In addition to describing the objectives of redevelopment, the Redevelopment Plan sets forth the overall program to be undertaken to accomplish these objectives. This program is the "Redevelopment Project".

This Redevelopment Plan also specifically describes the Stockyards Southeast Quadrant Industrial Redevelopment Tax Increment Redevelopment Project Area (hereafter referred to as the "Redevelopment Project Area"). This area meets the eligibility requirement of the Act. The Redevelopment Project Area boundaries are described in Section II of the Redevelopment Plan and shown in Map 1, Boundary Map.

After its approval of the Redevelopment Plan, the City Council then formally designates the Redevelopment Project Area.

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

1. On a coordinated rather than a piecemeal basis to ensure that the land-use, vehicular access, parking, service and urban design systems will meet modern-day principles and standards.
2. On a reasonable, comprehensive and integrated basis to ensure that blighting factors are eliminated.
3. Within a reasonable and defined time period.

Revitalization of the Redevelopment Project Area is a large and complex undertaking and presents challenges and opportunities commensurate to its scale. The success of this effort will depend to a large extent on the cooperation between the private sector and agencies of local government. The adoption of the Redevelopment Plan makes possible the implementation of a logical program to stimulate redevelopment in the Redevelopment Project Area -- an area which cannot reasonably be anticipated to be developed without the adoption of this Redevelopment Plan. Public investments, will create the appropriate environment to attract the investment required for the rebuilding of the area.

Successful implementation of the Redevelopment Plan and Project requires that the City of Chicago take full advantage of the real estate tax increments attributed to the Redevelopment Project as provided in accordance with the Act. The Redevelopment Project Area would not be reasonably developed without the use of such incremental revenues.

## **REDEVELOPMENT PROJECT AREA AND LEGAL DESCRIPTION**

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area is located approximately six miles northwest of Chicago's Central Business District. The Redevelopment Project Area contains approximately 228.5 acres. The Redevelopment Project Area is bounded generally on the North by Exchange Avenue, on the east by Halsted Street, on the south by West 47th Street, and on the west by Packers Avenue. Halsted Street, 47th Street and Racine Avenue provide the major access to the Redevelopment Project Area.

The legal description of the Stockyards Southeast Quadrant Industrial Redevelopment Project Area is as follows:

A tract of land in the Northeast quarter, in the Southeast quarter, and in the East half of the Southwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, described as follows:

Beginning at the Southeast corner of said Section 5; thence West along the South line of said Southeast quarter 2640 feet more or less, to the West line of said Southeast quarter; thence North 1320 feet along last said West line to the South line of the Northeast quarter of the Southwest quarter (being the South line of Packers Subdivision as recorded September 20, 1870 as Document No. 66615); thence West 910 feet along last said South line to a line 33 feet West of and parallel to the centerline of Packers Avenue; thence North 1330 feet along last said line 33 feet West of the centerline of Packers Avenue to the North line of said Southwest quarter of Section 5; thence East 910 feet more or less, along last said North line to the West line of the Northeast quarter of said Section 5; thence North 962 feet along last said West line to the centerline of Exchange Avenue as shown on Stock Yards Subdivision as recorded March 14, 1903 as Document No. 3362808; thence East 1020 feet along the centerline of Exchange Avenue to the West line extended North of Donovan Industrial Park as recorded July 1, 1976 as Document No. 23542559; thence South 952 feet along last said West line to the centerline of 43rd Street (also being the South line of Northeast quarter of said Section 5); thence East 320 feet along the centerline of 43rd Street to the centerline of Morgan Street as shown in said Donovan Industrial Park; thence North 250 feet along last said centerline of Morgan Street to the South line of the North 190 feet of Lot 4 extended West of said Donovan Industrial Park; thence East 620.4 feet along last said South line to the East line of Lot 4 of Donovan Industrial Park; thence North 660 feet more or less, along the East line of Lots 4 and 1 in Donovan Industrial Park to the centerline of Exchange Avenue; thence East 710 feet along the centerline of Exchange Avenue to the East line of said Section 5; thence South along last said East line of Section 5 to the Southeast corner of Section 5 being the place of beginning, all in Lake Township, Cook County, Illinois.

Property contains 228.5 acres, more or less.

## REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

### General Goals:

- \* Improve the quality of life in Chicago by eliminating the influence of, as well as the manifestations of, both physical and economic blight in the Redevelopment Project Area.
- \* Provide sound economic development in the Redevelopment Project Area.
- \* Revitalize the Redevelopment Project Area to make it an important center contributing to the revitalization of the Redevelopment Area.
- \* Create an environment within the Redevelopment Project Area which will contribute to the health, safety, and general welfare of the City, and preserve or enhance the value of properties in the Redevelopment Project Area.
- \* Create suitable locations for industry.
- \* Create job opportunities.
- \* Achieve changes of land use, through development of coordinated clusters of uses for neighborhood shopping and industry.

### Redevelopment Objectives:

- \* Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Blighted Area. Section IV of this document, Blighted Area Conditions Existing in the Redevelopment Project Area, describes the blighting conditions.
- \* Return tax delinquent properties back to the tax roles;
- \* Enhance the tax base of the City of Chicago and of the other taxing districts which extend into the Redevelopment Project Area by encouraging private investment in new commercial and industrial construction.
- \* Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing business activity, taxable values, and job opportunities.
- \* Encourage the assembly of land into parcels functionally adaptable with respect to shape and size for industrial redevelopment needs and standards.
- \* Provide needed incentives to encourage improvements for new development efforts.
- \* Improve the appearance and security of the Redevelopment Project Area by creating a new industrial area.
- \* Provide needed incentives to encourage a broad range of improvements in both new development and rehabilitation efforts.

- \* Encourage the participation of minorities and women in the development of the Redevelopment Project Area.

#### Development and Design Objectives

- \* Establish a pattern of land use activities arranged in compact, compatible groupings to increase efficiency of operation and economic relationships.
- \* Encourage coordinated development of parcels and structures in order to achieve efficient building design; unified off-street parking, trucking and service facilities; and appropriate access to nearby highways.
- \* Achieve development which is integrated both functionally and aesthetically with nearby existing development.
- \* Ensure safe and adequate circulation patterns and capacity in the project area.
- \* Encourage a high-quality appearance of buildings, rights-of-way and open spaces, and encourage high standards of design.
- \* Encourage development of usable industrial space of all sizes.

Investment in new development is essential in the Stockyards Southeast Quadrant Industrial Redevelopment Project Area. Development efforts in the Redevelopment Project Area will strengthen the entire City through environmental improvements, an increased tax base and additional employment opportunities.

This section of the Redevelopment Plan identifies the goals and objectives of the Redevelopment Project Area. A latter section of the Redevelopment Plan identifies more specific programs which the City plans to undertake in achieving the redevelopment goals and objectives which have been identified.



## **BLIGHTED AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA**

Based upon surveys, inspections, research and analysis of the area by Louik/Schneider & Associates, Inc. the Redevelopment Project Area qualifies as a "blighted area" as defined by the Act. A separate report entitled "Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Financing District Eligibility Report," dated September, 1991 describes in detail the surveys and analysis undertaken and the basis for the finding that the Redevelopment Project Area qualifies as a "blighted area" as defined by the Act.

Summarized below are the findings of the Eligibility Report: The area is characterized by the presence of eleven of the blighting factors for an improved area as listed in the Act, impairing the sound growth of the taxing districts in this area of the City. Specifically:

- \* Of the fourteen factors set forth in the law, eleven are present in the area.
- \* The blighting factors which are present are reasonably distributed throughout the Study Area.
- \* All areas within the Study Area show the presence of blighting factors.

1. **Age**

Age as a factor is present in two of the three blocks in the Study Area. Of the 30 total buildings in the Study Area, 21 (70 percent) are 35 years of age or older.

2. **Dilapidation**

Dilapidation is present in two parcels containing eleven interconnected buildings. These buildings significantly impact one block of the Study Area.

3. **Obsolescence**

Obsolescence as a factor is present in two of the three blocks. Sixteen of the Thirty structures (53 percent) are obsolete and there are numerous parcels which are obsoletely platted.

4. **Deterioration**

Deterioration as a factor is present in many of the parcels in the Study Area. Conditions contributing to this factor include deteriorating structures, deteriorating off-street parking and storage areas and site surface areas. Twenty-one of the thirty structures (70 percent) are characterized by deterioration including four parcels which contain structures that have deterioration of parking surfaces.

5. **Illegal use of individual structures**

There was no evidence of structures which were illegal uses as defined by municipal ordinance.

6. **Structures Below Minimum Code Standards**

Structures below the city's minimum code standards for existing buildings as a factor is present in one parcel having a major impact on one block.

7. **Excessive Vacancies**

Excessive vacancies as a factor is present in two of the three blocks. Twelve buildings were entirely vacant (40 percent) and another was partially vacant. The Study Area contains over 70 acres of vacant under-utilized land (31 percent of the entire area).

8. **Overcrowding of structures and community facilities**

There was no evidence of overcrowding of structures in the Study Area.

9. **Lack of Ventilation, Light or Sanitary Facilities**

Twelve structures in the Study Area exhibit a lack of ventilation, light or sanitary facilities.

10. **Inadequate Utilities**

Inadequate utilities are present in the interior area of one Block and in providing direct access to another Block in the Study Area.

11. **Excessive land coverage**

There was no evidence of excessive land coverage in the Study Area.

12. **Deleterious Land-Use or Layout**

Deleterious land-use or layout is present in 54 parcels of the 65 parcels (83 percent) in the Study Area. Conditions contributing to this factor include outside storage areas, large tracts of vacant and under-utilized land, vacant and dilapidated structures and sub-standard streets limiting access to portions of the Study Area.

13. **Depreciation of Physical Maintenance**

Depreciation of physical maintenance is present in twenty of the thirty structures (67 percent) in the Study Area. In addition, almost all vacant parcels have deteriorated surfaces and fly dumping. Conditions contributing to this factor include deferred maintenance and lack of maintenance of buildings, parking and storage areas, and site improvements. Depreciation of physical maintenance is present in 50 of the 65 parcels (77 percent) in the Study Area.

14. **Lack of Community Planning**

Lack of community planning is present to a major extent throughout the Study Area. Conditions contributing to this factor include parcels of inadequate size contemporary development in accordance with current day needs and standards, and the lack of reasonable development controls for building uses, setbacks, off-street parking and loading and the limited access provided by the present street system in combination with the vacant inaccessible land areas. The area lacks an overall plan for coordinated development on a parcel by parcel basis. The entire Study Area exhibits this factor.

The analysis above was based upon data assembled by the City of Chicago, Department of Economic Development and Louik/Schneider & Associates, Inc. The surveys, research and analysis conducted include:

1. Exterior surveys of the condition and use of the Redevelopment Project Area;

2. Field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing and previous uses and their relationships;
4. Comparison of current land use to current zoning ordinance and the current zoning maps;
5. Historical analysis of site uses and users;
6. Analysis of original and current platting and building size layout;
7. Analysis of Tax delinquency;
8. Review of previously prepared plans, studies and data.

Based upon the findings of the Eligibility Study for Stockyards Southeast Quadrant Industrial Study Area, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

## STOCKYARDS SOUTHEAST QUADRANT INDUSTRIAL REDEVELOPMENT PROJECT

### A. REDEVELOPMENT PROJECT AREA GOAL AND OBJECTIVES

The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including but not limited to tax increment financing, and by undertaking some or all of the following actions:

1. Assemblage of Sites. To achieve the renewal of the Redevelopment Project Area, property identified in Map 3, Development Activities, attached hereto and made a part hereof, may be acquired by the City of Chicago and cleared of all improvements if any and either (a) sold or leased for private redevelopment, or (b) sold, leased or dedicated for construction of public improvements or facilities. The City may determine that to meet the renewal objectives of this Redevelopment Plan, other properties in the Redevelopment Project Area not scheduled for acquisition should be acquired, or certain property currently listed for acquisition should not be acquired. Acquisition of land for public rights-of-way will also be necessary for the portions of said rights-of-way that the City does not own (see Map 3).

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

2. Provision of Public Improvements and Facilities. Adequate public improvements and facilities will be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:
  - a. Construction of Packers Street
  - b. Provision of utilities necessary to serve the redevelopment.
3. Provision for Demolition and Environmental Remediation. Funds may be made available for demolition and removal of dilapidated structures and any necessary environmental remediation required for such building sites.
  - a. Demolition of the former Hammond Warehouse, Inc. storage facility and any necessary environmental remediation will be accomplished through a redevelopment agreement with the Back of the Yards Neighborhood Council which is obtaining this property through the Cook County Tax Reactivation Program.

4. Provision for Soil and Site Improvements. Funds may be made available for improvements properties for the purpose of making land suitable for development.
  - a. Entering into a redevelopment agreement for necessary soil preparation and site improvements in the Redevelopment Project Area.
5. Provision for Interest Subsidy. Funds may be made available to privately held properties for the purpose of reducing interest costs for the purpose of redeveloping properties.
6. Provision for Job Training. Funds may be made available for companies building or expanding facilities in the Project Area for the training of new employees or existing employees.
7. Redevelopment Agreements. Land assemblage shall be conducted for (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Terms of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific controls than those stated in the Redevelopment Plan.

In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements.

## B. REDEVELOPMENT PLAN

The Redevelopment Plan proposes the development of new industrial facilities that takes advantage of the Redevelopment Project Area's excellent location. The industrial facilities and ancillary services will cover all of the almost all of the Stockyards Southeast Quadrant Industrial Redevelopment Project Area. The Redevelopment Project Area will allow for the development of 1,000,000 square feet of new industrial facilities employing approximately 500 persons.

The Redevelopment Plan proposes a redevelopment by the Back of the Yards Neighborhood Council (BYNC) that will stimulate other industrial development by the private sector in the

Redevelopment Project Area as well as areas outside of the Redevelopment Project Area. The propose of BYNC's plan is the removal of 11 multi-storied vacant and uninhabited storage buildings which were built at the turn of the century. These buildings are in a blighted state of repair and can not be rehabilitated. The buildings have no electricity, heat, they lack windows, doors, and operating systems. The buildings are located on 476,236 square feet of land (approximately 11 acres), which will be developed with new industrial buildings when the 11 buildings are demolished. In order to accomplish the City of Chicago's objective of stimulating industrial development, numerous public and private improvements need to take place. This Redevelopment Plan will make approximately 70 acres of land available for new industrial facilities development.

The proposed Stockyards Southeast Quadrant Industrial Redevelopment Project Area will require planning and programming of improvements. The redevelopment agreement will generally provide for the City to provide funding for necessary soil and site improvements. The funds for said improvements are to come from the City's issuance of bonds to be repaid from the incremental increase in tax revenues to be generated from the entire Redevelopment Project Area. Developers or users will undertake the responsibility for the required soil and site improvements, a portion of which may be paid for from the issuance of bonds, and will further be required to build any agreed to improvements and necessary ancillary improvements required for the project.

The Redevelopment Plan and Project conforms to the Comprehensive Plan of the City of Chicago.

### C. GENERAL LAND-USE PLAN

The Redevelopment Plan and the proposed projects described herein conform to the land uses and development policies for the City as a whole as currently provided by the Comprehensive Plan of Chicago (1966).

D. ESTIMATED REDEVELOPMENT PROJECT COSTS

Redevelopment project costs mean the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan and Redevelopment Project pursuant to the State of Illinois Tax Increment Allocation Redevelopment Act. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan, including but not limited to staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected;
2. 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, and the clearing and grading of land;
3. Cost of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;
4. Costs of the construction of public works or improvements;
5. Costs of job training and retraining projects;
6. 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 hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
9. Payment in lieu of taxes;
10. Costs of job training, 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 a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality 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 and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

11. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
  - b. 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;
  - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
  - d. the total of such interest payments paid pursuant to this Act may not exceed 30 percent of the total of (i) costs paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.
12. Unless explicitly stated in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

The estimated redevelopment project costs are shown in Table 1. To the extent that municipal obligations have been issued to pay for such redevelopment project costs included prior to, but in anticipation of, the adoption of tax increment financing, the City shall be reimbursed for such redevelopment project costs. The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan.

**TABLE 1**  
**ESTIMATED REDEVELOPMENT PROJECT COSTS**

Program Action/Improvements

Land Acquisition	\$ 500,000
Demolition	3,500,000
Site preparation	5,300,000
Environmental remediation	2,500,000
Public Improvements	500,000
Job Training	500,000
Interest Subsidies	1,000,000
Contingencies	400,000
Planning, legal, studies, etc.	300,000

TOTAL PROJECT COST\* \$14,500,000

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

E. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Funds necessary to pay for redevelopment project costs and municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and proceeds from municipal obligations which have as their revenue source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Other sources of funds which may be used to pay for redevelopment costs and obligations issued or incurred, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the municipality may from time to time deem appropriate. Without the use of such tax incremental revenues, the Redevelopment Project Area would not reasonably be developed. All incremental revenues utilized by the City of Chicago will be utilized exclusively for the development of the Redevelopment Project Area.

### **Issuance of Obligations**

To finance redevelopment costs a municipality may issue obligations secured by the anticipated tax increment revenue generated within the TIF redevelopment area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within twenty-three (23) years from the adoption of the ordinance approving the Redevelopment Project Area. Also, the final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City pursuant to the Redevelopment Plan and the Act shall not

exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or other sources of funds (including ad valorem taxes) as may be provided by ordinance. Obligations may be of a parity or senior/junior lean natures. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

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

### **Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area**

The total 1989 equalized assessed valuation for the entire Redevelopment Project Area is 20,448,607. This equalized assessed valuation is subject to final verification by Cook County. After verification, the County Clerk of Cook County, Illinois will certify the amount, and this amount will serve as the "Initial Equalized Assessed Valuation."

### **Anticipated Equalized Assessed Valuation**

By the year 2000, when it is estimated that all the anticipated private development will be completed and fully assessed, the estimated equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between \$32,000,000 and \$37,000,000. These estimates are based on several key assumptions, including: 1) all industrial development will be completed in 1998; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Project and Plan; 3) the most recent State Multiplier of 1.9133 as applied to 1989 assessed values will remain unchanged and 4) for the duration of the project the tax

rate for the entire Redevelopment Project Area is assumed to be the same and will remain unchanged from the 1989 level.

## **PROVISION FOR AMENDING ACTION PLAN**

The Stockyards Southeast Quadrant Industrial Redevelopment Project Area Tax Incremental Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

## **AFFIRMATIVE ACTION PLAN**

The City is committed to and will affirmatively implement the following principles with respect to the Stockyards Southeast Quadrant Industrial Redevelopment Project Area.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to the Plan and Project, including but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.
  
- B. This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

**TABLE 2**  
**1989 EQUALIZED ASSESSED VALUATION**

S. E. QUADRANT OF THE STOCKYARDS 1989 EAV

PERM. INDEX NO.	1989
20-05-200-004	\$12,377
-008	\$1,749,755
-015	\$34,395
-019	\$3,664
-045	\$1,538
-046	\$4,001
-047	\$4,163
-048	\$1,184,715
-049	\$18,801
-050	\$1,846,319
-067	\$25,787
-068	\$2,397
-070	\$3,432
-071	\$237
-072	\$2,177
-073	\$9,190
-074	\$7,179
-075	\$14,742
-076	\$165,045
-077	\$1,270
-083	\$519
-088	\$222,184
-094	\$237,532
-095	\$115,799
-096	\$216,193
-100	\$0
-105	\$209,734
-106	\$9,899
-112	\$1,791,645
-113	\$132,773
-114	\$84,855
-115	\$50,655
-116	\$49,384
-117	\$94,272
-118	\$252,904
-119	\$283,274
-120	\$220,881
-132	\$1,934,760
-133	\$1,331,856
-135	\$37,985
-138	\$13,676
-140	\$71,043

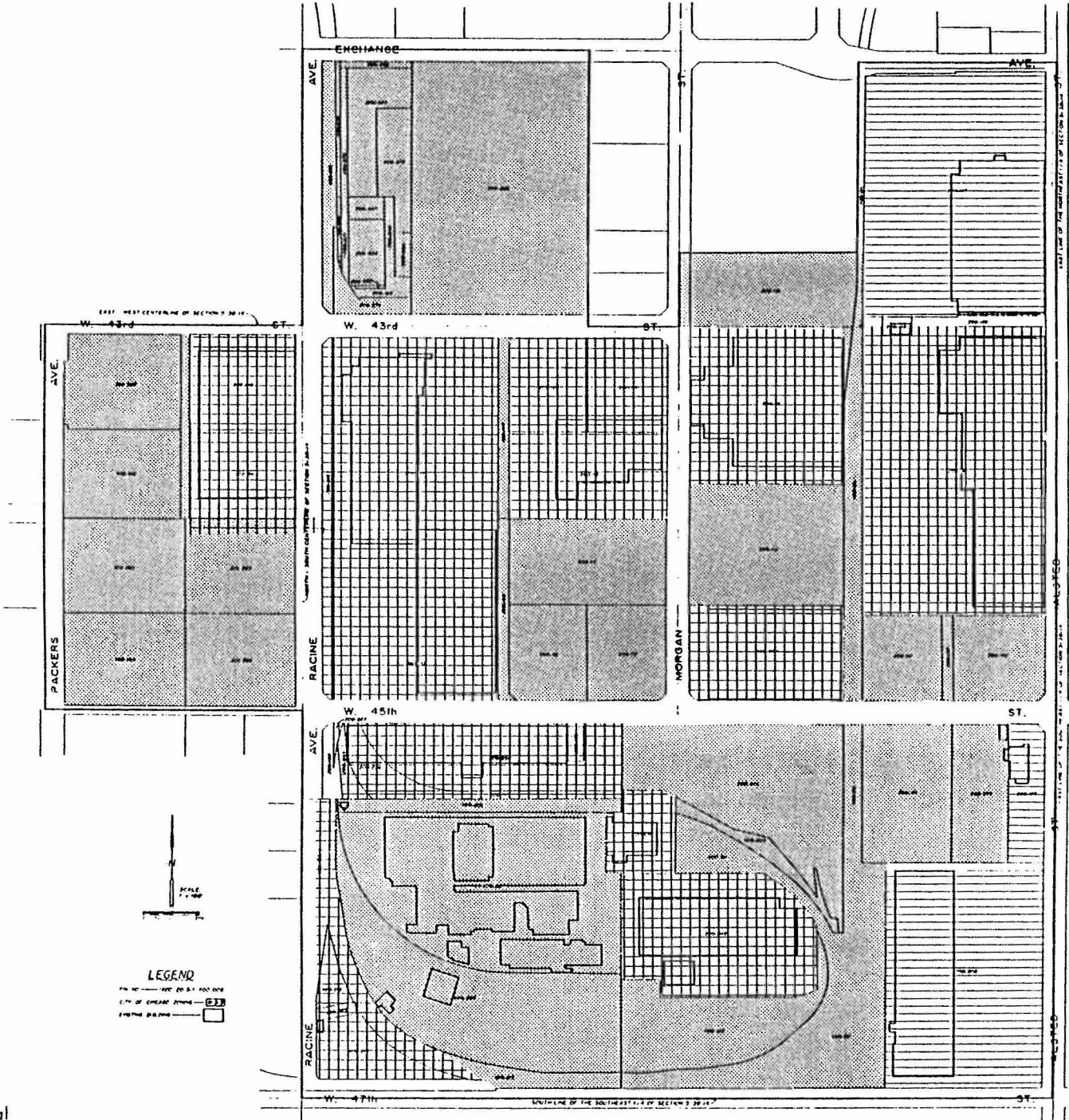





-141	\$63,376
-144	\$14,382
-145	\$24,258
-146	\$2,282,820
-147	\$581,157
-148	\$7,121
20-05-302-003	\$81,034
-007	\$73,128
-009	\$77,058
-010	\$821,175
-011	\$687,816
-012	\$74,399
20-05-400-003	\$12,877
-004	\$1,576,764
-006	\$48,542
-007	\$674,199
-009	\$210,663
-011	\$462,720
-012	\$165,041
-014	\$51,774
-015	\$0
-016	\$5,296
TOTAL	\$20,448,607

## **MAPS**

- Map 1      Redevelopment Project Boundaries
- Map 2      Existing Land-Use
- Map 3      Redevelopment Plan / Proposed Land-Use

# Map 2 Existing Land-Use



-  Industrial
-  Vacant
-  Commercial

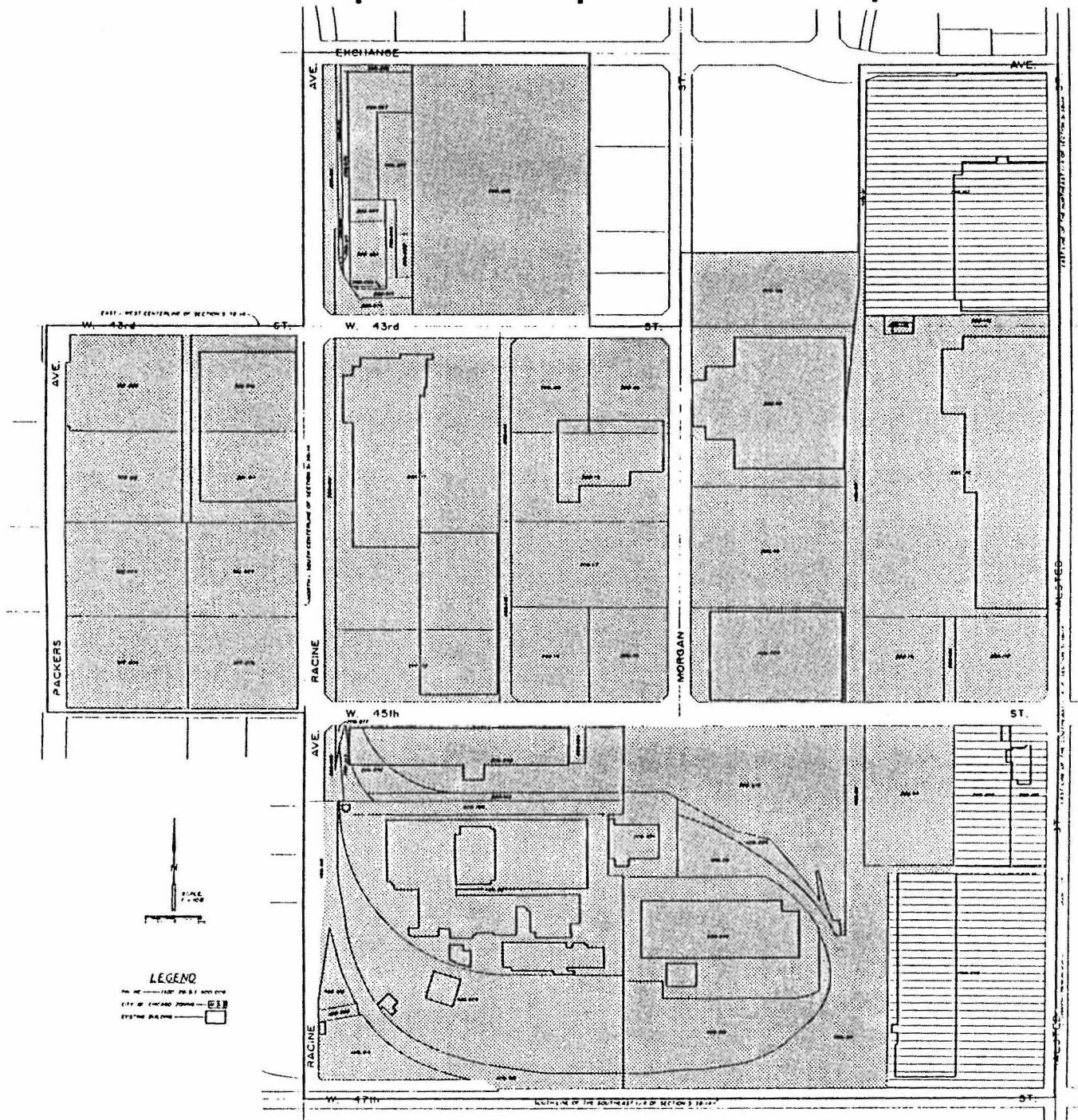
SCALE  
1" = 100'

LEGEND  
 1" = 100' (SEE PLAN 100' DIA)  
 CITY OF CHICAGO ZONING (B-1)  
 EXISTING BUILDING

Stockyards  
 Southeast Quadrant Industrial  
 Redevelopment Project Area  
 Redevelopment Plan  
 City of Chicago  
 September, 1991

Prepared by: Louik/Schneider &  
 Associates

# Map 3 Redevelopment Plan / Proposed Land-Use



Stockyards  
 Southeast Quadrant Industrial  
 Redevelopment Project Area  
 Redevelopment Plan  
 City of Chicago  
 September, 1991

Prepared by: Louik/Schneider &  
 Associates

Industrial  
 Commercial

**EXHIBIT A**  
**THE PLAN AMENDMENT**

City of Chicago

Stockyards Southeast Quadrant Industrial Redevelopment Project  
Area

Tax Increment Allocation Finance Program

Amendment to Redevelopment Plan and Project

September, 1994

The Redevelopment Plan and Project of the City of Chicago approved by Ordinance adopted on February 26, 1992 relating to the Stockyards Southeast Quadrant Industrial Redevelopment Project Area Tax Increment Allocation Finance Program is amended by adding the following new Section;

Relationship to Stockyards Industrial-Commercial Redevelopment Project Area.

By Ordinance adopted on March 8, 1989, the City established a redevelopment project area known as the Southeast Quadrant Industrial-Commercial Redevelopment Project Area, also located in the former Union Stockyards. The Stockyards Industrial-Commercial Redevelopment Area and the Stockyards Southeast Quadrant Industrial Redevelopment Project Area are contiguous to one another (but for separation by 43rd Street), and the City finds the goals, objectives and financial success of such redevelopment project areas to be interdependent. The City further finds that it is in the best interests of the City and in furtherance of the purposes of the Act that net revenues from each such redevelopment project be made available to support the other. The City therefore proposes to utilize net incremental revenues received from one redevelopment project area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in the other redevelopment project area, and vice versa.

**EXHIBIT A**

**PLAN AMENDMENT NO. 2**

City of Chicago

Stockyards Southeast Quadrant Industrial Redevelopment Area

Tax Increment Allocation Finance Program

Redevelopment Plan and Project

September, 1995

The City proposes a second amendment (the "Plan Amendment No. 2") for the Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program Redevelopment Plan and Project (the "Plan and Project") to modify Table No. 1 (estimated redevelopment project costs-program action/improvements) to adjust the budgets of individual program action/improvements and include additional "TIF eligible" program action/improvements and associated budgets not originally listed in Table No. 1. Plan Amendment No. 2 will provide the City with greater flexibility when considering financial assistance for redevelopment proposals.

The Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program Redevelopment Plan and Project (the "Plan and Project") of the City of Chicago approved by Ordinance and adopted on February 26, 1992, and as amended by Ordinance and adopted on September 14, 1994, is further amended by revising Table 1 (Estimated Redevelopment Costs - Program Action/Improvements) as indicated below on page 2 of the Plan Amendment No.2.

EXHIBIT "A"

PLAN AMENDMENT NO. 2

(Page 2, continued)

City of Chicago

Stockyards Southeast Quadrant Industrial Redevelopment Area

Tax Increment Allocation Finance Program Redevelopment Plan and Project

September, 1995

**REVISED TABLE NO. 1**  
**"ESTIMATED REDEVELOPMENT PROJECT COSTS"**

<u>Original</u> <u>Program Action/</u> <u>Improvements</u>	<u>Original</u> <u>Estimated</u> <u>Project Cost</u>	<u>Amended</u> <u>Program Action/</u> <u>Improvements</u>	<u>Amended</u> <u>Estimated</u> <u>Project Cost</u>
1) Land Acquisition:	\$ 500,000	Land Acquisition:	\$ <b>1,000,000</b>
2) Demolition:	\$ 3,500,000	Demolition:	\$ 3,500,000
3) Site Preparation:	\$ 5,300,000	Site Preparation:	\$ 5,300,000
4) Environmental Remediation:	\$ 2,500,000	Environmental Remediation:	\$ <b>3,000,000</b>
5) Public Improvements:	\$ 500,000	Public Improvements:	\$ <b>1,500,000</b>
6) Job Training:	\$ 500,000	Job Training:	\$ <b>500,000</b>
7) Interest Subsidies:	\$ 1,000,000	Interest Subsidies:	\$ <b>1,000,000</b>
8) Contingencies:	\$ 400,000	<b>Deleted</b>	\$ <b>-0-</b>
9) Planning, Legal, Studies, etc:	\$ 300,000	Planning, Legal, Studies, etc:	\$ <b>600,000</b>
10) Not Listed	\$ -0-	<b>Rehabilitation Costs:</b>	\$ <b>2,500,000</b>
11) Not Listed	\$ -0-	<b>Relocation Costs:</b>	\$ <b>500,000</b>
Total Project Costs:	\$14,500,000		\$ <b>19,400,000</b>

Note: The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs and other financing costs). Within this limit, adjustments may be made in line items without further amendment to Table No. 1 in the Plan and Project. Line items and/or estimated redevelopment project costs in **bold** type are revisions to Table No. 1 found in the original Plan and Project.

**EXHIBIT A**

**PLAN AMENDMENT NO. 3**

Stockyards Southeast Quadrant  
Tax Increment Finance Program  
Redevelopment Plan

December 10, 1996

The City proposes an amendment (the "Plan Amendment No. 3") for the Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program Redevelopment Plan and Project (the "Plan") to modify Table No. 1 (estimated redevelopment project costs-program action/improvements) to adjust the budgets of individual program action/improvements to accommodate anticipated new projects and new projections of incremental revenue. Plan Amendment No. 3 will provide the City with greater flexibility when considering financial assistance for redevelopment proposals.

The Stockyards Southeast Quadrant Industrial Redevelopment Area Tax Increment Allocation Finance Program Redevelopment Plan and Project (the "Plan and Project") of the City of Chicago approved by Ordinance and adopted on February 26, 1992, and as amended by Ordinance adopted on September 14, 1994, and Ordinance adopted on January 10, 1996 is further amended as follows:

Revised Table No. 1, dated September, 1995, is replaced by:

*Revised Table No. 1, dated December 10, 1996 (see attachment 1).*

Map 3 Redevelopment Plan / Proposed Land Use is replaced by

*Map 3 Redevelopment Plan / Proposed Land Use, dated December 10, 1996*



Attachment 1.

**PLAN AMENDMENT NO. 3**

Stockyards Southeast Quadrant Industrial Redevelopment Area  
Tax Increment Allocation Finance Program Redevelopment Plan and Project

**REVISED TABLE NO. 1, dated December 10, 1996**  
**"ESTIMATED REDEVELOPMENT PROJECT COSTS"**

<u>Original Program Action/ Improvements</u>	<u>Original Estimated Project Cost</u>	<u>Amended Program Action/ Improvements</u>	<u>Amended Estimated Project Cost</u>
1) Land Acquisition:	\$ 500,000	Land Acquisition:	\$ <b>8,000,000</b>
2) Demolition:	\$ 3,500,000	Demolition:	\$ <b>5,000,000</b>
3) Site Preparation:	\$ 5,300,000	Site Preparation:	\$ <b>4,000,000</b>
4) Environmental Remediation:	\$ 2,500,000	Environmental Remediation:	\$ <b>3,000,000</b>
5) Public Improvements:	\$ 500,000	Public Improvements:	\$ <b>1,500,000</b>
6) Job Training:	\$ 500,000	Job Training:	\$ 500,000
7) Interest Subsidies:	\$ 1,000,000	Interest Subsidies:	\$ 1,000,000
8) Contingencies:	\$ 400,000	<b>Deleted</b>	\$ <b>-0-</b>
9) Planning, Legal, Studies, etc:	\$ 300,000	Planning, Legal, Studies, etc:	\$ <b>600,000</b>
10) Not Listed	\$ -0-	<b>Rehabilitation Costs:</b>	\$ <b>2,500,000</b>
11) Not Listed	\$ -0-	<b>Relocation Costs:</b>	\$ <b>500,000</b>
<b>Total Project Costs:</b>	<b>\$14,500,000</b>		<b>\$ 26,600,000</b>

Note: The total redevelopment project costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs and other financing costs). Within this limit, adjustments may be made in line items without further amendment to Table No. 1 in the Plan and Project. Line items and/or estimated redevelopment project costs in **bold** type are revisions to Table No. 1 found in the original Plan and Project.

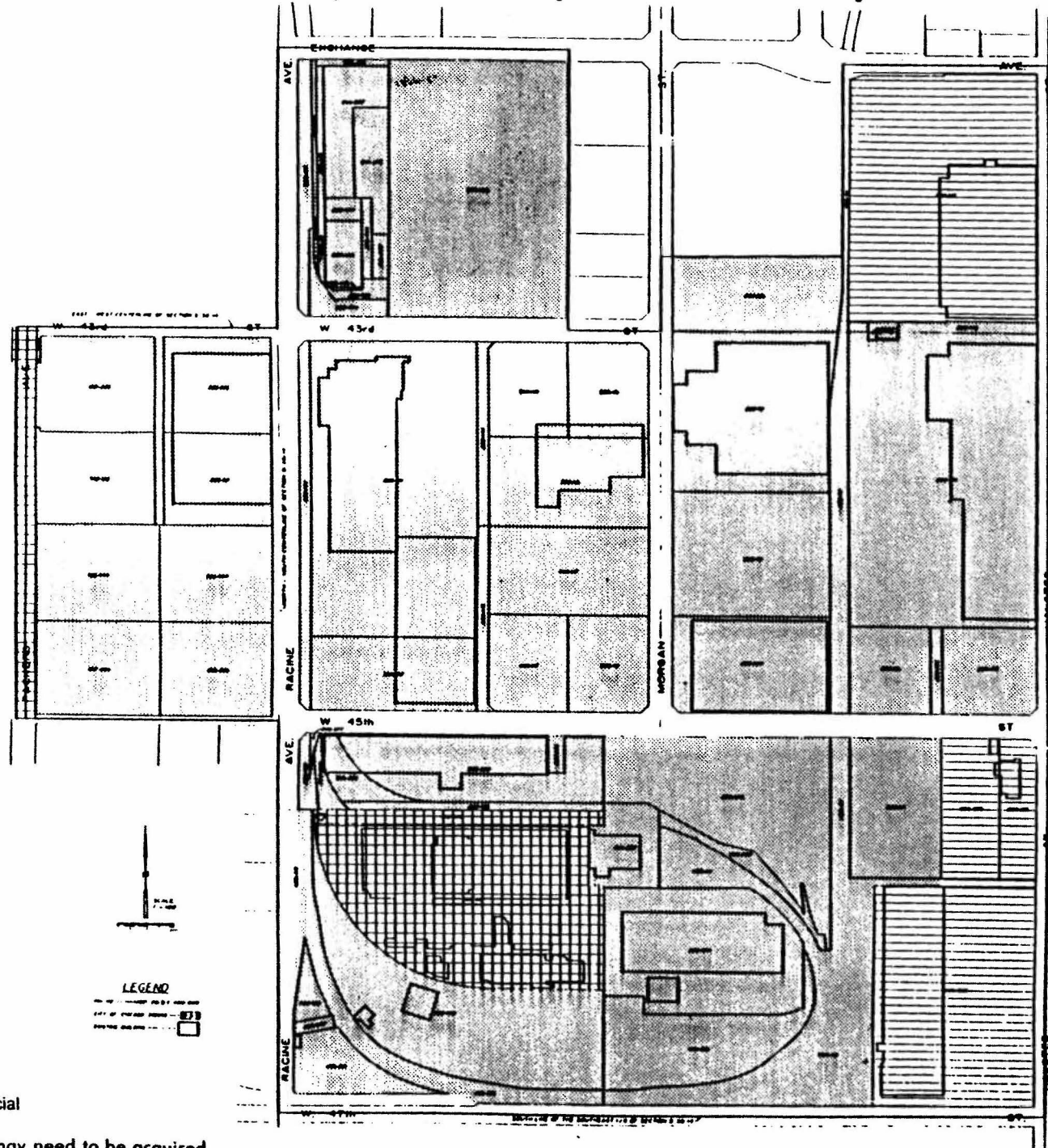
The following text is inserted at the foot of the Table:

*Note 1. The Stockyards Southeast Quadrant TIF District and the proposed Stockyards Annex Redevelopment Project TIF District are contiguous to each other and to the Stockyards Industrial-Commercial District. The City finds the goals, objectives and financial success of such redevelopment project areas to be interdependent. The City therefore proposes to utilize incremental revenues received from one redevelopment project area to pay eligible redevelopment projects costs, or*

*obligations issued to pay such costs, in other contiguous redevelopment areas. The City further finds that it is in the best interests of the City and in furtherance of the purposes of the Act that incremental revenues from the Stockyards Southeast Quadrant TIF District be made available to support the Stockyards Industrial-Commercial TIF and the proposed Stockyards Annex Redevelopment Project area District, and vice versa.*

# Map 3 Redevelopment Plan / Proposed Land-Use




December 10, 1991



Attachment 2

Stockyards  
 Southeast Quadrant Industrial  
 Redevelopment Project Area  
 Redevelopment Plan  
 City of Chicago  
 September, 1991

Prepared by: Louik/Schneider &  
 Associates

-  Industrial
-  Industrial / Commercial
-  Properties which may need to be acquired

## Stockyards Southeast Quadrant Industrial

**Consultant/Firm:** Louik/Schneider & Associates, Inc

**Ward(s)/Alderman:** 11<sup>th</sup>, James Balcer

**Community area(s):** 61, New City

**Location:** Redevelopment area includes land bounded by Exchange Avenue on the north, Halsted Street on the east, 47<sup>th</sup> Street on the south, and by Packers Avenue on the west.

**Proposed Land Uses:** Industrial and limited commercial

**Acreeage and/or Number of Pins:** 228.5 acres

**EAV at time of plan(1992):** \$20,448,607

**Anticipated EAV of TIF District:** \$32,000,000-37,000,000

<b>Estimated Budget:</b>	Land acquisition	\$	500,000
	Planning, Legal, analysis, etc	\$	300,000
	Public Improvements	\$	500,000
	Site Preparation	\$	5,300,000
	Environmental remediation	\$	2,500,000
	Job Training	\$	500,000
	Demolition	\$	3,500,000
	Interest Subsidies	\$	1,000,000
	<u>Contingencies</u>	\$	<u>400,000</u>
	<b>Total Cost</b>	<b>\$</b>	<b>14,500,000</b>

### TIF Legislative Dates

**TIF expiration date:** 2/6/2015

**City Council Approval:** 2/6/92

**CDCP Hearing:** not available

**Stockyards SEQ (page 2)**

**Portability:** Not Portable

**Adjacencies:** Stockyards Annex; Stockyards Industrial Corridor

**Expiration of adjacencies:** 12/11/2019; 3/9/2012

**Prior Land Uses:** The area consists of predominately industrial buildings, vacant land and railroad right of ways.