

**FY 2018
ANNUAL TAX INCREMENT FINANCE
REPORT**



**STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA**

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

Reporting Fiscal Year: **2018**
Fiscal Year End: **12/31/2018**

TIF Administrator Contact Information

First Name: Eleanor Last Name: Esser Gorski
Address: City Hall, 121 N LaSalle Title: Administrator
Telephone: (312) 744-4190 City: Chicago Zip: 60602
Email- TIFreports@cityofchicago.org
required

I attest to the best of my knowledge, that this FY 2018 report of the redevelopment project area(s) in the City/Village of: City of Chicago is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

Eleanor Gorski 6/28/2019
Written signature of TIF Administrator Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*

FILL OUT ONE FOR EACH TIF DISTRICT

Name of Redevelopment Project Area	Date Designated	Date Terminated
105th/Vincennes	10/3/2001	12/31/2025
107th/Halsted	4/2/2014	12/31/2038
111th/Kedzie	9/29/1999	9/29/2022
X 116th/Avenue O	10/31/2018	12/31/2042
119th/Halsted	2/6/2002	12/31/2026
119th/I-57	11/6/2002	12/31/2026
24th/Michigan	7/21/1999	7/21/2022
26th/King Drive	1/11/2006	12/31/2030
35th/Halsted	1/14/1997	12/31/2021
35th/State	1/14/2004	12/31/2028
35th/Wallace	12/15/1999	12/31/2023
43rd/Cottage Grove	7/8/1998	12/31/2022
47th/Ashland	3/27/2002	12/31/2026
47th/Halsted	5/29/2002	12/31/2026
47th/King Drive	3/27/2002	12/31/2026
47th/State	7/21/2004	12/31/2028
49th/St. Lawrence	1/10/1996	12/31/2020
51st/Archer	5/17/2000	12/31/2024
51st/Lake Park	11/15/2012	12/31/2036
53rd Street	1/10/2001	12/31/2025

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

60th/Western	5/9/1996	5/9/2019
63rd/Ashland	3/29/2006	12/31/2030
63rd/Pulaski	5/17/2000	12/31/2024
67th/Cicero	10/2/2002	12/31/2026
67th/Wentworth	5/4/2011	12/31/2035
71st/Stony Island	10/7/1998	10/7/2021
73rd/University	9/13/2006	12/31/2030
79th Street Corridor	7/8/1998	7/8/2021
79th/Cicero	6/8/2005	12/31/2029
79th/Southwest Highway	10/3/2001	12/31/2025
79th/Vincennes	9/27/2007	12/31/2031
83rd/Stewart	3/31/2004	12/31/2028
87th/Cottage Grove	11/13/2002	12/31/2026
95th/Western	7/13/1995	12/31/2019
Addison South	5/9/2007	12/31/2031
Archer Courts	5/12/1999	12/31/2023
Archer/Central	5/17/2000	12/31/2024
Archer/Western	2/11/2009	12/31/2033
Armitage/Pulaski	6/13/2007	12/31/2031
Austin Commercial	9/27/2007	12/31/2031
Avalon Park/South Shore	7/31/2002	12/31/2026
Avondale	7/29/2009	12/31/2033
Belmont/Central	1/12/2000	12/31/2024
Belmont/Cicero	1/12/2000	12/31/2024
Bronzeville	11/4/1998	12/31/2022
Bryn Mawr/Broadway	12/11/1996	12/11/2019
Calumet/Cermak	7/29/1998	12/31/2018
Canal/Congress	11/12/1998	12/31/2022
Central West	2/16/2000	12/31/2024
Chicago/Central Park	2/27/2002	12/31/2026
Chicago/Kingsbury	4/12/2000	12/31/2024
Cicero/Archer	5/17/2000	12/31/2024
Clark/Montrose	7/7/1999	7/7/2022
Clark/Ridge	9/29/1999	9/29/2022
Commercial Avenue	11/13/2002	12/31/2026
Devon/Sheridan	3/31/2004	12/31/2028
Devon/Western	11/3/1999	12/31/2023
Diversey/Chicago River	10/5/2016	12/31/2040
Diversey/Narragansett	2/5/2003	12/31/2027
Division/Homan	6/27/2001	12/31/2025
Drexel Boulevard	7/10/2002	12/31/2018
Edgewater/Ashland	10/1/2003	12/31/2027
Elston/Armstrong Industrial Corridor	7/19/2007	12/31/2031
Englewood Mall	11/29/1989	12/31/2025
Englewood Neighborhood	6/27/2001	12/31/2025
Ewing Avenue	3/10/2010	12/31/2034
Forty-First Street and Dr. Martin Luther King, Jr. Drive	7/13/1994	12/31/2018
Foster/California	4/2/2014	12/31/2038
Foster/Edens	2/28/2018	12/31/2042
Fullerton/Milwaukee	2/16/2000	12/31/2024
Galewood/Armitage Industrial	7/7/1999	12/31/2023
Goose Island	7/10/1996	7/10/2019

Greater Southwest Industrial (East)	3/10/1999	12/31/2023
Greater Southwest Industrial (West)	4/12/2000	12/31/2024
Harlem Industrial Park Conservation Area	3/14/2007	12/31/2031
Harrison/Central	7/26/2006	12/31/2030
Hollywood/Sheridan	11/7/2007	12/31/2031
Homan/Arthington	2/5/1998	2/5/2021
Humboldt Park Commercial	6/27/2001	12/31/2025
Irving Park/Elston	5/13/2009	12/31/2033
Irving/Cicero	6/10/1996	12/31/2020
Jefferson Park	9/9/1998	9/9/2021
Jefferson/Roosevelt	8/30/2000	12/31/2024
Kennedy/Kimball	3/12/2008	12/31/2032
Kinzie Industrial Corridor	6/10/1998	12/31/2022
Lake Calumet Area Industrial	12/13/2000	12/31/2024
Lakefront	3/27/2002	12/31/2026
LaSalle Central	11/15/2006	12/31/2030
Lawrence/Broadway	6/27/2001	12/31/2025
Lawrence/Kedzie	2/16/2000	12/31/2024
Lawrence/Pulaski	2/27/2002	12/31/2026
Lincoln Avenue	11/3/1999	12/31/2023
Lincoln/Belmont/Ashland	11/2/1994	12/31/2018
Little Village East	4/22/2009	12/31/2033
Little Village Industrial Corridor	6/13/2007	12/31/2031
Madden/Wells	11/6/2002	12/31/2026
Madison/Austin Corridor	9/29/1999	12/31/2023
Michigan/Cermak	9/13/1989	12/31/2025
Midway Industrial Corridor	2/16/2000	12/31/2024
Midwest	5/17/2000	12/31/2036
Montclare	8/30/2000	12/31/2024
Montrose/Clarendon	6/30/2010	12/31/2034
Near North	7/30/1997	7/30/2020
North Branch North	7/2/1997	12/31/2021
North Branch South	2/5/1998	2/5/2021
North Pullman	6/30/2009	12/31/2033
North/Cicero	7/30/1997	7/30/2020
Northwest Industrial Corridor	12/2/1998	12/31/2022
Ogden/Pulaski	4/9/2008	12/31/2032
Ohio/Wabash	6/7/2000	12/31/2024
Pershing/King	9/5/2007	12/31/2031
Peterson/Cicero	2/16/2000	12/31/2024
Peterson/Pulaski	2/16/2000	12/31/2024
Pilsen Industrial Corridor	6/10/1998	12/31/2022
Portage Park	9/9/1998	9/9/2021
Pratt/Ridge Industrial Park Conservation Area	6/23/2004	12/31/2028
Pulaski Industrial Corridor	6/9/1999	12/31/2023
Randolph/Wells	6/9/2010	12/31/2034
Ravenswood Corridor	3/9/2005	12/31/2018
Read/Dunning	1/11/1991	12/31/2018
Red Purple Modernization Phase One (Transit TIF)	11/30/2016	12/31/2052
River South	7/30/1997	7/30/2020
River West	1/10/2001	12/31/2025
Roosevelt/Cicero Industrial Corridor	2/5/1998	2/5/2021

Roosevelt/Racine	11/4/1998	12/31/2034
Roosevelt/Union	5/12/1999	5/12/2022
Roseland/Michigan	1/16/2002	12/31/2026
Sanitary and Ship Canal	7/24/1991	12/31/2027
South Chicago	4/12/2000	12/31/2024
South Works Industrial	11/3/1999	12/31/2023
Stevenson Brighton	4/11/2007	12/31/2031
Stockyards Annex	12/11/1996	12/31/2020
Stockyards Southeast Quadrant Industrial	2/26/1992	12/31/2028
Stony Island Commercial/Burnside Industrial	6/10/1998	12/31/2034
Touhy/Western	9/13/2006	12/31/2030
Washington Park	10/8/2014	12/31/2038
Weed/Fremont	1/9/2008	12/31/2018
West Irving Park	1/12/2000	12/31/2024
West Woodlawn	5/12/2010	12/31/2034
Western Avenue North	1/12/2000	12/31/2024
Western Avenue South	1/12/2000	12/31/2024
Western/Ogden	2/5/1998	2/5/2021
Western/Rock Island	2/8/2006	12/31/2030
Wilson Yard	6/27/2001	12/31/2025
Woodlawn	1/20/1999	1/20/2022

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

FY 2018

Name of Redevelopment Project Area (below): <p style="text-align: center;">116th/Avenue O Redevelopment Project Area</p>
Primary Use of Redevelopment Project Area*: Industrial

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

If 'Combination/Mixed' List Component Types:
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): <div style="display: flex; justify-content: space-between;"> Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> </div> <div style="display: flex; justify-content: space-between;"> Industrial Jobs Recovery Law <input type="checkbox"/> </div>

Please utilize the information below to properly label the Attachments.

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A).	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO certification (labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan including any project implemented and a description of the redevelopment activities.? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, then Analysis <u>MUST</u> be attached and (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).	X	
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (g) of Section 11-74.4-3 (labeled Attachment L).	X	
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only, not actual agreements (labeled Attachment M).	X	

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))

Provide an analysis of the special tax allocation fund.

FY 2018

TIF NAME: 116th/Avenue O Redevelopment Project Area

Special Tax Allocation Fund Balance at Beginning of Reporting Period: \$ 0

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment		0	0%
State Sales Tax Increment			
Local Sales Tax Increment			
State Utility Tax Increment			
Local Utility Tax Increment			
Interest		0	0%
Land/Building Sale Proceeds		0	0%
Bond Proceeds		0	0%
Transfers from Municipal Sources		0	0%
Private Sources		0	0%
Other (identify source _____; if multiple other sources, attach schedule)			

All Amount Deposited in Special Tax Allocation Fund \$ -

Cumulative Total Revenues/Cash Receipts \$ - 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 0

Transfers to Municipal Sources \$

Distribution of Surplus \$

Total Expenditures/Disbursements \$ 0

Net Income/Cash Receipts Over/(Under) Cash Disbursements \$ 0

FUND BALANCE, END OF REPORTING PERIOD* \$ 0

*If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

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

FY 2018

TIF NAME: 116th/Avenue O Redevelopment Project Area

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs)

PAGE 1

Category of Permissible Redevelopment Project Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
		\$ -
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of construction of public works or improvements.		
		\$ -

SECTION 3.2 A

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
Costs of interest incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project.		
Costs of construction of new housing units for low income or very low income households.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ -

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

FY 2018

TIF NAME: 116th/Avenue O Redevelopment Project Area

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

Check here if no property was acquired by the Municipality within the
 X Redevelopment Project Area.

Property Acquired by the Municipality Within the Redevelopment Project Area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 20 ILCS 620/4.7 (7)(F)

FY 2018

TIF Name: 116th/Avenue O Redevelopment Project Area

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

Select **ONE** of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	___X___
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	_____
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	0

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:			
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$	\$ -	\$
Public Investment Undertaken	\$	\$	\$
Ratio of Private/Public Investment	-	-	-

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

Private Investment Undertaken (See Instructions)		-	\$
Public Investment Undertaken		-	\$
Ratio of Private/Public Investment		-	

Project 2*:

Private Investment Undertaken (See Instructions)		-	\$
Public Investment Undertaken		-	\$
Ratio of Private/Public Investment		-	

Project 3*:

Private Investment Undertaken (See Instructions)		-	\$
Public Investment Undertaken		-	\$
Ratio of Private/Public Investment		-	

Project 4*:

Private Investment Undertaken (See Instructions)		-	\$
Public Investment Undertaken		-	\$
Ratio of Private/Public Investment		-	

Project 5*:

Private Investment Undertaken (See Instructions)		-	\$
Public Investment Undertaken		-	\$
Ratio of Private/Public Investment		-	

Project 6*:

Private Investment Undertaken (See Instructions)		-	\$
Public Investment Undertaken		-	\$
Ratio of Private/Public Investment		-	

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. ***even though optional MUST be included as part of complete TIF report**

SECTION 6

FY 2018

TIF NAME: 116th/Avenue O Redevelopment Project Area

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

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

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

Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

SECTION 7

Provide information about job creation and retention:

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

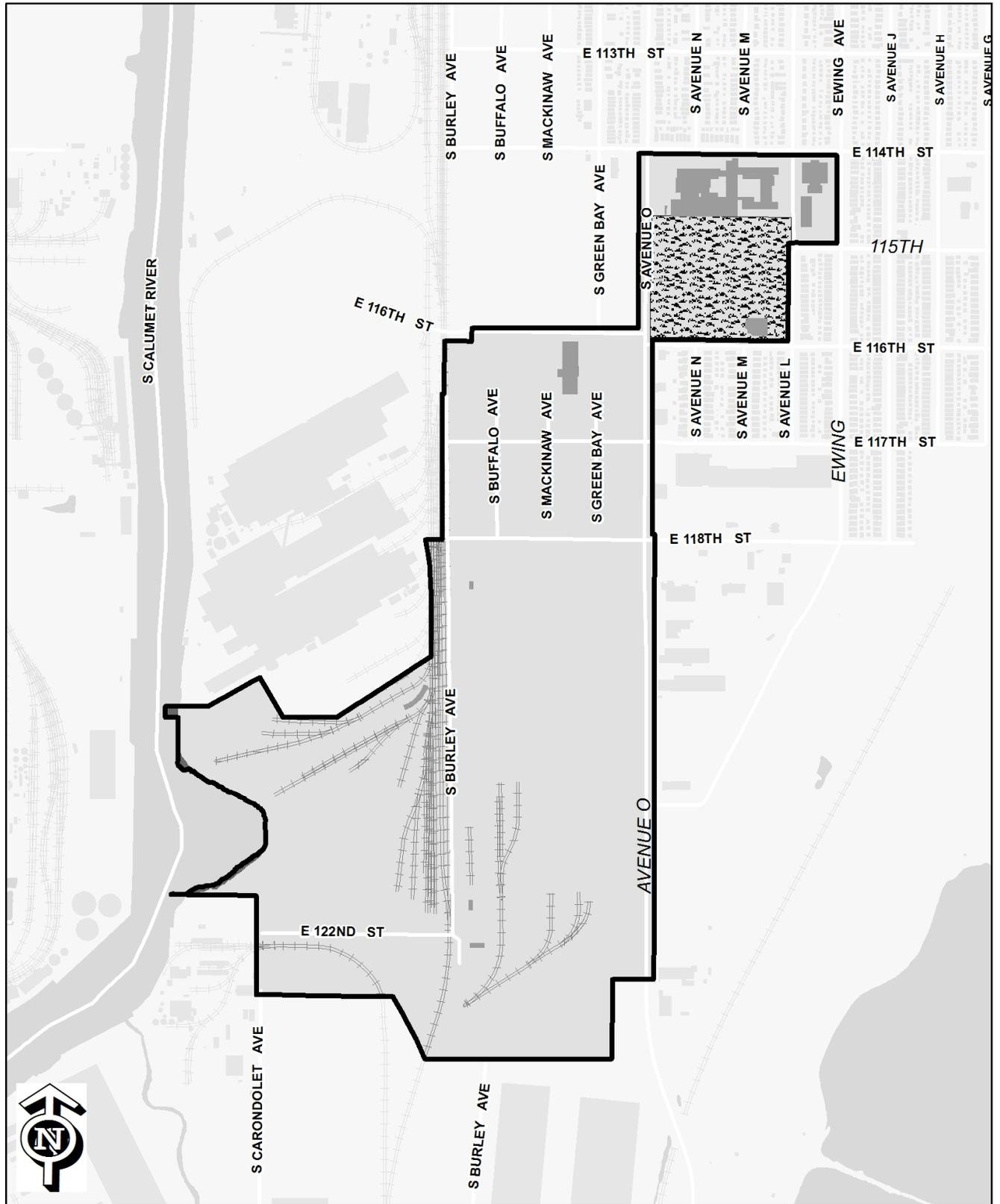
SECTION 8

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

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

116th/Avenue "O" TIF

2018 Annual Report



The 116th/Avenue O Redevelopment Plan and Project document can be found on the City of Chicago's website at: https://www.chicago.gov/content/dam/city/depts/dcd/tif/plans/T_182_116thAvenueORDP.pdf

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CERTIFICATION

TO:

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

Janice Jackson
Chief Executive Officer
Chicago Board of Education
42 West Madison Street
Chicago, Illinois 60603

Daryl Okrzesik
Associate Vice Chancellor-Finance
City Colleges of Chicago
3901 South State Street
Chicago, Illinois 60609

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

Jay Stewart
Interim Bureau Chief
Cook County Bureau of Economic Dev.
69 West Washington Street, Suite 3000
Chicago, Illinois 60602

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

Lawrence Wilson, Comptroller
Forest Preserve District of Cook County
69 W. Washington Street, Suite 2060
Chicago, IL 60602

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

I, Lori E. Lightfoot, in connection with the annual report (the “Report”) of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq, (the “Act”) with regard to the 116th/Avenue O Redevelopment Project Area (the “Redevelopment Project Area”), do hereby certify as follows:

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

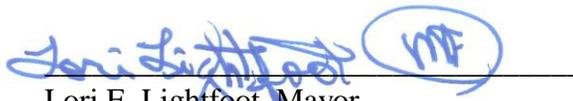
Attachment B

2. During the preceding fiscal year of the City, being January 1 through December 31, 2018, the City complied, in all material respects, with the requirements of the Law, as applicable from time to time, regarding the Redevelopment Project Area.

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

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

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 28th day of June, 2019.


Lori E. Lightfoot, Mayor
City of Chicago, Illinois



DEPARTMENT OF LAW
CITY OF CHICAGO

June 28, 2019

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

Janice Jackson
Chief Executive Officer
Chicago Board of Education
42 West Madison Street
Chicago, Illinois 60603

Daryl Okrzesik
Associate Vice Chancellor-Finance
City Colleges of Chicago
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Chicago, Illinois 60602

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

Lawrence Wilson, Comptroller
Forest Preserve District of Cook County
69 W. Washington Street, Suite 2060
Chicago, IL 60602

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

Re: 116th/Avenue O Redevelopment Project Area
(the "Redevelopment Project Area")

Dear Addressees:

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

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

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

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

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

Very truly yours,



Mark A. Flessner
Corporation Counsel

SCHEDULE 1

June 28, 2019

CERTIFICATION

Acting Commissioner
Department of Planning and Development
City of Chicago

I, Eleanor Esser Gorski, am the Acting Commissioner of the Department of Planning and Development (“DPD”) of the City of Chicago, Illinois (the “City”) and, in such capacity, I am the head of DPD. I am also the TIF Administrator for the City for purposes of the Report (defined below). In such capacity, I am providing this Certification for the Corporation Counsel of the City to rely upon in connection with the opinion required by either Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq.(the “Act”), or by Section 11-74.6-22(d)(4) of the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1 et seq. (the “Law”), as the case may be, in connection with the submission of an annual report (the “Report”) containing the information required by Section 11-74.4-5(d) of the Act or Section 11-74.6-22(d) of the Law for each of the Redevelopment Project Areas listed in Section 1 of the Report and hereby incorporated into this Certification (the “Redevelopment Project Areas”).

I hereby certify the following to the Corporation Counsel of the City:

1. DPD has overall responsibility for and is familiar with the activities in each of the Redevelopment Project Areas. DPD personnel are familiar with the requirements of the Act and the Law and are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the City’s Department of Law with respect to legal issues that may arise from time to time regarding the requirements of, and compliance with, the Act and the Law.
2. DPD personnel have monitored compliance with the requirements of the Act and the Law during the previous fiscal year under the supervision of my predecessor Commissioner and to my reasonable satisfaction in connection with each of the Redevelopment Project Areas.

Based on the foregoing, I hereby certify to the Corporation Counsel of the City that, in all material respects, DPD has taken the appropriate actions to ensure that the City is in compliance with the provisions and requirements of the Act and the Law in effect and then applicable at the time actions were taken from time to time with respect to each of the Redevelopment Project Areas.

This Certification is given in an official capacity and not personally and no personal liability shall derive herefrom. Further, this Certification may be relied upon only by the Corporation Counsel of the City in providing the required legal opinion in connection with the Report, and not by any other party.

Very truly yours,



Eleanor Esser Gorski
Acting Commissioner
Department of Planning and Development

ORIGINAL TRANSCRIPT

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MEETING OF THE
JOINT REVIEW BOARD

Re: Proposed TIF District 116th/Avenue O

City Hall - Room 905
121 North LaSalle Street
Chicago, Illinois

Friday, July 13, 2018
10:06 a.m.

PRESENT:

- Beth O'Reilly, Chairperson, Chicago Park District
- Susan Marek, Board of Education
- Brendan White, City of Chicago Finance Department
- John Zukosky, City Colleges
- Chloe Gurin-Sands, Public Member
- Ryan Slattery, Department of Planning and Development
- Michael S. Laube, Laube Companies
- Thomas George, Laube Companies

Reported by: Nick D. Bowen
CSR No. 084-001661

1 CHAIRPERSON O'REILLY: We are starting the
2 Joint Review Board on July 13th at 10:00 a.m.

3 I'm Beth O'Reilly with the Chicago
4 Park District.

5 MR. ZUKOSKY: I'm John Zukosky with City
6 Colleges.

7 MS. MAREK: I'm Susan Marek with the Chicago
8 Board of Education.

9 MR. SLATTERY: Ryan Slattery with Planning
10 and Development.

11 MR. LAUBE: Mike Laube, TIF consultant.

12 MR. GEORGE: Tom George with the developer.

13 MS. GURIN-SANDS: Chloe Gurin-Sands,
14 Metropolitan Planning Council.

15 MR. WHITE: Brendan White, City of Chicago
16 Department of Finance.

17 CHAIRPERSON O'REILLY: Okay. That's all of
18 the members that are present today. So we'll just
19 jump right in.

20 For the record, my name is Beth
21 O'Reilly. I'm representing -- I am the
22 representative of the Chicago Park District, which,
23 under Section 11-74.4-5 of the Tax Increment
24 Allocation Redevelopment Act, is one of the

1 statutorily designated members of the Joint Review
2 Board. Until election of a chairperson, I will
3 moderate this Joint Review Board meeting.

4 For the record, this will be a
5 meeting to review the proposed 116th/Avenue O Tax
6 Increment Financing District. The date of this
7 meeting was announced at and set by the Community
8 Development Commission of the City of Chicago at
9 its meeting of June 12th, 2018.

10 Notice of this meeting of the Joint
11 Review Board was also provided by certified mail
12 to each taxing district represented on the Board,
13 which includes the Chicago Board of Education, the
14 Chicago Community Colleges District 508, the
15 Chicago Park District, Cook County, and the City of
16 Chicago. Public notice of this meeting was also
17 posted as of Wednesday, July 11, 2018 in various
18 locations throughout City Hall.

19 Our first order of business is to
20 select a chairperson for this Joint Review Board.

21 Are there any nominations?

22 MS. MAREK: I'll nominate Beth O'Reilly.

23 MR. ZUKOSKY: I'll second that.

24 CHAIRPERSON O'REILLY: Okay. Are there any

1 other nominations?

2 (No response.)

3 Let the record reflect that there
4 were no other nominations.

5 All in favor of the nomination,
6 please vote by saying aye.

7 (Chorus of ayes.)

8 All opposed say no.

9 (No response.)

10 Let the record reflect that Beth
11 O'Reilly has been elected as chairperson and will
12 now serve as the chairperson for the remainder of
13 the meeting.

14 As I mentioned, at this meeting we
15 will be reviewing a plan for the 116th/Avenue O Tax
16 Increment Financing District proposed by the City
17 of Chicago. Staff of the City's Department of
18 Planning and Development and Law as well as other
19 departments have reviewed this plan amendment which
20 was introduced to the City's Community Development
21 Commission on June 12th, 2018.

22 We will listen to a presentation
23 by the consultant on the plan. Following the
24 presentation, we can address any questions that the

1 members might have for the consultants or City
2 staff.

3 An amendment to the TIF Act requires
4 us to base our recommendation to approve or
5 disapprove the proposed 116th/Avenue O Tax
6 Increment Financing District on the basis of the
7 area and the plan satisfying the plan requirements,
8 the eligibility criteria defined in the TIF Act,
9 and objectives of the TIF Act.

10 If the Board approves the plan, the
11 Board will then issue an advisory, nonbinding
12 recommendation by the vote of the majority of those
13 members present and voting. Such recommendation
14 shall be submitted to the City within 30 days after
15 the Board meeting. Failure to submit such
16 recommendation shall be deemed to constitute
17 approval by The board.

18 If the Board disapproves the
19 proposed plan, it must issue a written report
20 describing why the plan and area fail to meet one
21 or more of the objectives of the TIF Act and both
22 the plan requirements and the eligibility criteria
23 of the TIF Act. The City will then have 30 days to
24 resubmit a revised plan. The Board and the City

1 must also confer during this time to try to resolve
2 the issues that led to the Board's disapproval. If
3 such issues cannot be resolved or if the revised
4 plan is disapproved, the City may proceed with the
5 plan, but the plan can be approved only with a
6 three-fifths vote of the City Council, excluding
7 positions of members that are vacant and those
8 members that are ineligible to vote because of
9 conflict of interest.

10 Now we'll begin the presentation of
11 the 116th and Avenue O with the consultant.

12 MR. LAUBE: Thank you, Ms. Chairman, members
13 of the Joint Review Board.

14 For the record, my name is Michael
15 Laube. I'm a TIF consultant who did the eligibility
16 report and the redevelopment plan here. I've got
17 the designation documents.

18 To start out, let me just kind of
19 orient you to the site here. This is east. That's
20 north. This roadway right here is Avenue O.
21 That -- I can't reach it, but that roadway right
22 there is 116th Street. And this is the Calumet
23 River. This goes down to about 122nd Street to the
24 south. And then the piece that goes up there is

1 George Washington School.

2 So to give you an orientation of the
3 site, I'll get into the background of the site
4 right now. It's on the far southeast side of the
5 city currently in Hegewisch.

6 What this site was is the former
7 Republic Steel site. Let me go back to the map
8 here. Republic Steel closed its doors many years
9 ago, 20, 25 years ago, something like that. I
10 don't have an exact date. And it existed on this
11 site.

12 This site was formerly wetlands and
13 swampland. And what they were allowed to do is
14 kind of build their own site by dumping a byproduct
15 of the steelmaking onto the site, which is called
16 steel slag. It's for industrial use. It's
17 somewhat clean, but it does have some environmental
18 contamination in it. It also has major compaction
19 problems here.

20 So this site from about right here
21 all the way down is really kind of a manmade site
22 just totally comprised of dumped steel slag. So
23 that gives you an orientation, a background of the
24 site itself.

1 It's been vacant for many years.
2 And what we're trying to do here is the
3 redevelopment plan really calls for an industrial
4 development that's -- that is looking to go there.
5 It's just north of the Ford Motor Company Supplier
6 Park and some of the businesses there.

7 So the City's plans, goals, and
8 objectives really here are to eliminate blight.
9 And this site, as we get into the presentation, is
10 absolutely blighted. It meets the criteria of the
11 TIF Act and then some.

12 It has many levels of extraordinary
13 costs to overcome. So we need to stimulate private
14 investment. It's an industrial project, so it's
15 going to create jobs and it's going to increase the
16 property tax base over what it is now, which is
17 extremely minimal.

18 What you have under the TIF Act for
19 vacant land is you need one of seven factors for a
20 vacant area. How the state legislature has written
21 that is the first criteria requires two sub-criteria,
22 and every other one of the six are standalone
23 criteria.

24 Those criteria are as follows:

1 The first, which you need two of
2 the six to meet sub-factors, obsolete platting of
3 vacant land, diversity of ownership, special and --
4 special tax and special assessment delinquencies on
5 the parcels, deterioration of the structures or
6 site improvements in adjacent areas, environmental
7 remediation costs that are incurred, declining or
8 lagging EAV.

9 The other six factors, which are
10 standalone factors, is the area consists of one or
11 more unused quarries, mines, or strip mines; the
12 area consists of unused rail yards, rail tracks,
13 and rails right of way; the area is subject to
14 chronic flooding; the area consists of an unused or
15 illegal disposal site -- it's a double criteria
16 there, unused or illegal -- the area's been
17 designated as a town or village center and
18 developed as such; and the area qualified as a
19 blighted improved area immediately prior to
20 becoming vacant.

21 You need one of those seven, and we
22 have three. So this qualifies under the state TIF
23 Act.

24 The factors that are present here

1 are, number one, obsolete platting. The TIF Act
2 defines obsolete platting as -- it's double fold.
3 It can be platted in an obsolete manner from, you
4 know, a subdivision plat standpoint, or it can have
5 obsolete or nonexistent infrastructure on the site,
6 transportation infrastructure on the site. This
7 clearly qualifies under the latter.

8 If we go back to the map itself, you
9 can kind of see from the aerial that you have some
10 of the city right of way that comes through it, and
11 some of these are city right of way. Those are
12 unpaved and don't have the infrastructure coming
13 through it. You really -- when you go onto the
14 site, which I have been on a couple of occasions,
15 those are slag roads that have just kind of been
16 carved through the site where large trucks can get
17 through, large four-wheel drive trucks, but not
18 really cars or any other type of delivery vehicles.
19 It doesn't have access to the site. It doesn't
20 have interior roadways. It doesn't have any type
21 of infrastructure like that. So it qualifies as
22 obsolete platting.

23 The second thing that it has to
24 compromise the first factor is environmental

1 contamination. Because it's dumped steel slag, it
2 has a number of toxic substances in the soil -- if
3 you can call it soil -- in the material down there
4 that needs to be remediated.

5 When you look at some of the asphalt
6 that's there, it's actually buckling up because of
7 the sulfur content that's in the -- in slag itself.

8 The other thing that you'll see is
9 we have unused rail on this site. And we have some
10 pictures here. The unused rail has a number of
11 rail spurs. I counted at least 20. And some are
12 buried underneath the asphalt itself when I was on
13 the site. And that's going to be very difficult to
14 dig out. And it's an unused disposal site. By
15 definition it's a disposal of steel slag, so it
16 meets that right on the head.

17 So we have three when we only need
18 one.

19 Here's the picture. We went through
20 the obsolete platting. This is a pile of
21 environmentally contaminated material that was --
22 that is mounded up in the center of it. It's so
23 contaminated that they have a vent for the gases
24 that come off of this on the top. This needs to be

1 completely removed itself. It has signs all around
2 it not to come close to it.

3 There's pictures of the unused rail.
4 This goes on and on. This picture doesn't do it
5 justice. You can see the rail spurs here. As it
6 goes on all the way up to that tree line up there
7 that you can see, and it goes -- and you can see
8 parts of it underneath the gravel. This is facing
9 south on the site.

10 There's also unused rail spurs to
11 the west closer to the river. So we have at least
12 20 that we could count.

13 That's a pile of slag. That's the
14 unused disposal site. That comprises the whole
15 site. What you'll see also in the slag is you'll
16 see the dump materials of the previous building
17 that's there -- that was there, I should say. You
18 see the concrete. You see the foundational slabs.
19 You see the asphalt that was just mounded and piled
20 up directly in the site itself. That's indicative
21 of what the whole site looks like.

22 Here's another piece of it. You can
23 see the broken concrete there, and you can see the
24 big pile of the slag and the tore-down building,

1 razed building, in the back there.

2 The land use plan for this, which
3 is what the TIF Act also calls for, is really it's
4 going to be an industrial site. But in that
5 industrial site, we're calling it industrial/
6 commercial/mixed use because there'll be
7 smatterings of office space and maybe some retail
8 on the front. But it'll largely be that.

9 We're also having institutional uses
10 because of the schools to the north and also the
11 parks and open space.

12 So this is what the land use plan
13 here is going to be. It's largely going to be an
14 industrial/commercial/mixed-use piece on the former
15 Republic Steel site.

16 This is the current budget. The
17 budget itself is meant to reimburse costs over the
18 life of the TIF district and also matches up with
19 what we think the incremental taxes are going to
20 be, you know, on a prospective basis.

21 So we've come up with that about
22 \$93 million, and we've worked to break it out,
23 you know, based upon all the estimates of these
24 categories themselves.

1 So coming back to where we were
2 before. All of this, being the blighted site,
3 needs the use of Tax Increment Financing so that
4 we can get the private investment, we can get the
5 industrial project in there. We can then -- which
6 will create jobs and, you know, get this off the
7 vacant tax rolls into the productive tax rolls,
8 again, after, you know, many decades of being
9 shallow.

10 There's the boundaries again.

11 I guess that's the end. I'll leave
12 that up. So that concludes my presentation.

13 MR. ZUKOSKY: Could I ask a -- good job.

14 MR. LAUBE: Thank you.

15 MR. ZUKOSKY: Could I ask where are the
16 public use spaces going to be in here?

17 MR. LAUBE: It's all -- it will be up in
18 the -- I can't reach it, but up there.

19 MR. ZUKOSKY: Up near the school, up in that
20 area?

21 MR. LAUBE: Yes.

22 MR. SLATTERY: That's Rowan Park right there.
23 So Rowan Park is to the south, and then to the
24 north is George Washington Elementary and High

1 School.

2 MR. ZUKOSKY: Okay.

3 MS. GURIN-SANDS: So it's basically keeping
4 that intact?

5 MR. LAUBE: And improving it.

6 MS. GURIN-SANDS: Okay.

7 MR. ZUKOSKY: So it gets some facility
8 improvements out of that?

9 MR. LAUBE: Facility and park improvements,
10 land improvements, you know, field improvements,
11 things like that.

12 MR. ZUKOSKY: Well, I'm just having -- the
13 remediation surrounding it is an improvement.

14 MR. LAUBE: Absolutely. Absolutely.

15 MR. ZUKOSKY: I'm curious about -- that's a
16 huge remediation area.

17 MR. LAUBE: It's 263 acres.

18 MR. ZUKOSKY: So how long do you think
19 that'll take? And what's anticipated to be
20 their -- the slag that you mentioned, it's terribly
21 toxic. But other things might come out, right?

22 MR. LAUBE: Well, so the plan here is you
23 kind of see the building in the aerial down here.
24 This is the Ford Motor Company Supplier Park, the

1 north end of it. This is being planned as a large
2 mixed-use/commercial/industrial redevelopment.

3 As I understand it, the remediation
4 plan is going to include the compaction of all of
5 this and then bringing in fill, couple feet of fill
6 on top of it, so that you can have -- you can
7 actually put the buildings, you can put the slabs,
8 and you can have some soil and some green space out
9 there too.

10 CHAIRPERSON O'REILLY: So you don't have to
11 remove it?

12 MR. LAUBE: No.

13 MR. ZUKOSKY: And the assessments have
14 already been done for that, the environmental
15 assessment?

16 MR. LAUBE: Yes. That's what we based our
17 study on. It's -- the environmental, it's detailed
18 in here, all the environmental remediation.

19 MS. MAREK: So it's the land that's on the
20 east side of it below where the current park is?
21 And it looks like some of that is housing.

22 MR. LAUBE: Over here?

23 MS. MAREK: Yes. But between, you know, the
24 bottom of the map and where the housing is, is that

1 ideal place for, you know, public space. But I
2 don't know if there's been thought to that western
3 portion that bumps up to the river.

4 MR. LAUBE: This part right here?

5 MS. GURIN-SANDS: Yeah. And what that
6 requirement for a 30-foot setback will eventually
7 mean in terms of access to that space.

8 MR. LAUBE: I don't know. I mean, you know,
9 clearly there's the -- in the zoning, there's a
10 30-foot setback. This is all planned to be
11 industrial.

12 MS. GURIN-SANDS: Yeah.

13 MR. LAUBE: I'm not aware that it's going to
14 be served by barge. That could be something that
15 happens in the future, but I'm not aware of that.

16 Currently, you know, the plan is
17 it'll be served just like the Ford Motor Company
18 Supplier Park off of truck and rail traffic.

19 MS. GURIN-SANDS: Under the environmental
20 assessment, did you find any runoff into the river
21 from that site?

22 MR. LAUBE: They didn't find any, no. There
23 are -- I should say I don't know if we found any.
24 It wasn't highlighted in the environmental reports.

1 CHAIRPERSON O'REILLY: If there are no
2 further questions, I will entertain a motion that
3 this Joint Review Board finds that the proposed
4 116th/Avenue O TIF Increment Financing Redevelopment
5 Project Area satisfies the redevelopment plan
6 requirements under the TIF Act, the eligibility
7 criteria defined in Section 11-74.4-3 of the TIF
8 Act, and the objectives of the TIF Act and that,
9 based on such findings, approve such proposed plan
10 amendment under the TIF Act.

11 Is there a motion?

12 MS. MAREK: So moved.

13 CHAIRPERSON O'REILLY: Is there a second for
14 the motion?

15 MR. ZUKOSKY: Second.

16 CHAIRPERSON O'REILLY: Is there any further
17 discussion?

18 (No response.)

19 If not, all in favor vote by saying
20 aye.

21 (Chorus of ayes.)

22 Any opposed say no.

23 (No response.)

24 Okay. Let the record reflect that

1 the Joint Review Board's approval of the proposed
2 116th/Avenue O Tax Increment Financing Redevelopment
3 Project Area under the TIF Act is approved. Yes,
4 Board approval. Perfect.

5 Okay. Anybody else?

6 (No response).

7 Okay. We're done. Adjourned.

8 (The proceedings were adjourned
9 at 10:31 a.m.)

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REPORTER'S CERTIFICATE

I, Nick D. Bowen, do hereby certify that I reported in shorthand the proceedings of said hearing as appears from my stenographic notes so taken and transcribed under my direction.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Chicago, Illinois, this 25th day of July 2018.


Illinois CSR No. 084-001661