

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CERTIFICATE

I, Jennifer Rampke, the duly authorized, qualified and Executive Secretary of the **Community Development Commission of the City of Chicago**, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the **Community Development Commission of the City of Chicago** at a Regular Meeting held on the 11th day of May 2004 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 11th Day of May 2004


EXECUTIVE SECRETARY
Jennifer Rampke

04-CDC-36

8002246

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

RESOLUTION NO. 04 - CDC - 36

**AUTHORITY TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH
TARGET CORPORATION**

AND/OR

A RELATED ENTITY TO BE FORMED

**WITHIN THE
PILSEN INDUSTRIAL CORRIDOR TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA,**

AND

**TO RECOMMEND TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
THE DESIGNATION OF
TARGET CORPORATION
AS THE DEVELOPER**

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 (the City Council referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City's Municipal Code; 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 Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

WHEREAS, the City Council, upon the Commission's recommendation pursuant to Resolution 98-CDC-46 and pursuant to the Act, enacted three ordinances on June 10, 1998 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Pilsen Industrial Corridor Redevelopment Project Area (the "Area"), designated the Area as a redevelopment project area and adopted tax increment allocation financing for the Area. The street boundaries of the Area are described on Exhibit A hereto; and

WHEREAS, Target Corporation (the "Developer"), has presented to the City's Department of Planning and Development ("DPD") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the construction of an approximately 144,000 square foot Target Greatland store on the northeast corner of 33rd Street and Damen Avenue (the "Project"); and

WHEREAS, DPD requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver a redevelopment agreement with the Developer for the Project; 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 recommends to City Council that the Developer be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the Developer for the Project.
- Section 3. 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 4. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 5. This resolution shall be effective as of the date of its adoption.
- Section 6. A certified copy of this resolution shall be transmitted to the City Council.

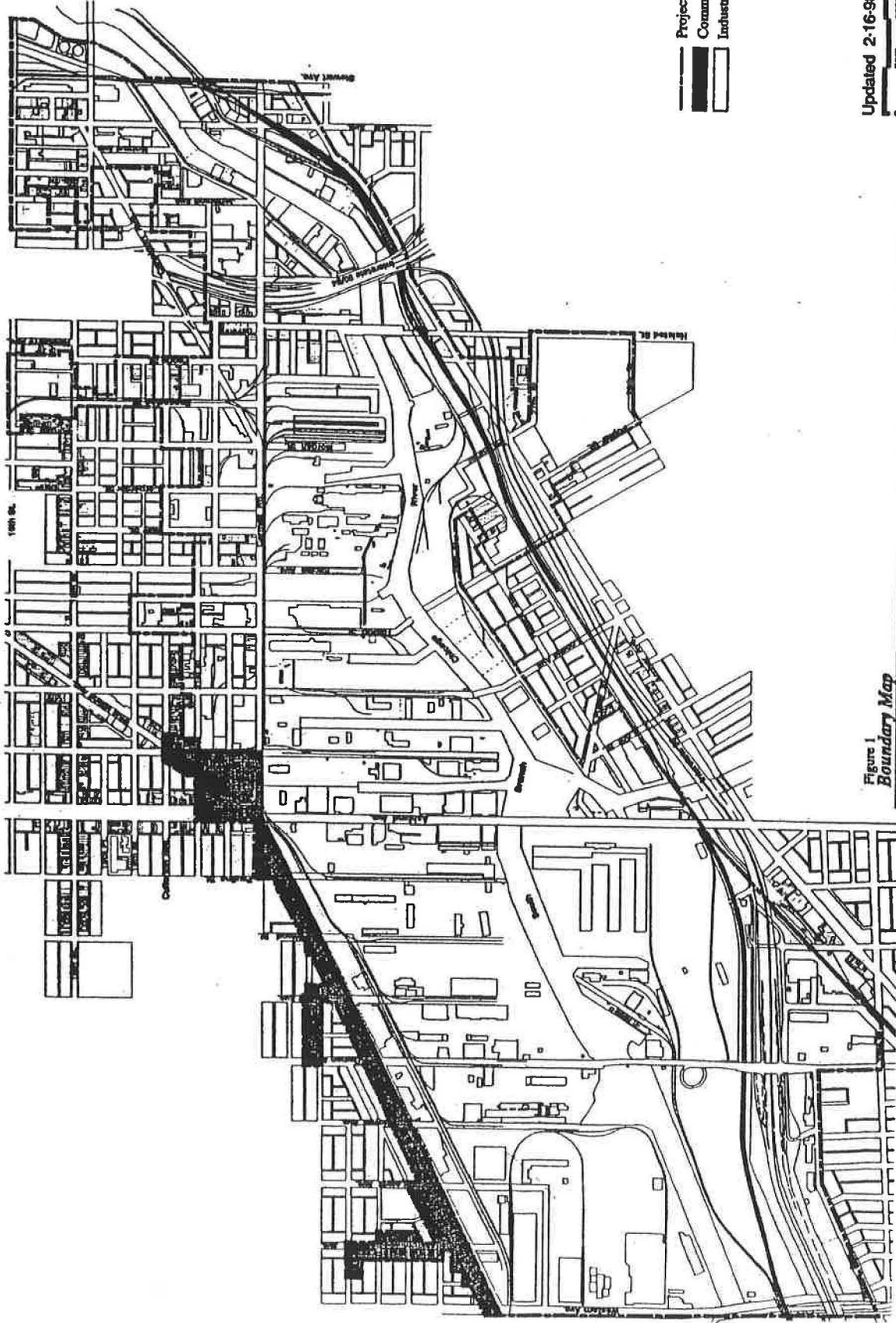
ADOPTED: May 11, 2004

Attachment: Exhibit A, Street Boundary Description

EXHIBIT A

**Street Boundary Description of the
Pilsen Tax Increment Financing
Redevelopment Project Area**

The Pilsen TIF is generally bounded by Cullerton Avenue (between Ashland Avenue and Morgan Street) and 16th Street (between Morgan Street and Stewart Avenue) on the north, Stewart Avenue and the Chicago River on the east, the Stevenson Expressway and 33rd Street on the south, and Western Avenue on the west.



Project Area Boundary
 Commercial District
 Industrial District

Updated 2-16-98



Figure 1
 Boundary Map

Pilsen

Tax Increment Financing Redevelopment Project Area

Chicago, Illinois

Prepared By: T.H.H. Peterson, Allen & Payne, Inc.



GREENBERG FARROW
ARCHITECTURE
ENGINEERING
PLANNING
P.C.

3455 SALT CREEK LANE, SUITE 100
ARLINGTON HEIGHTS, IL 60005
PHONE 847.788.9200
FAX 847.788.9536

PROJECT NO. 030001
DATE: 06/27/03

DEVELOPER/OWNER APPROVAL

NO.	DATE	BY	TITLE
1	06/27/03	[Signature]	DEVELOPER
2	06/27/03	[Signature]	DEVELOPER
3	06/27/03	[Signature]	DEVELOPER
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5	06/27/03	[Signature]	DEVELOPER
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50	06/27/03	[Signature]	DEVELOPER

PROFESSIONAL APPROVAL

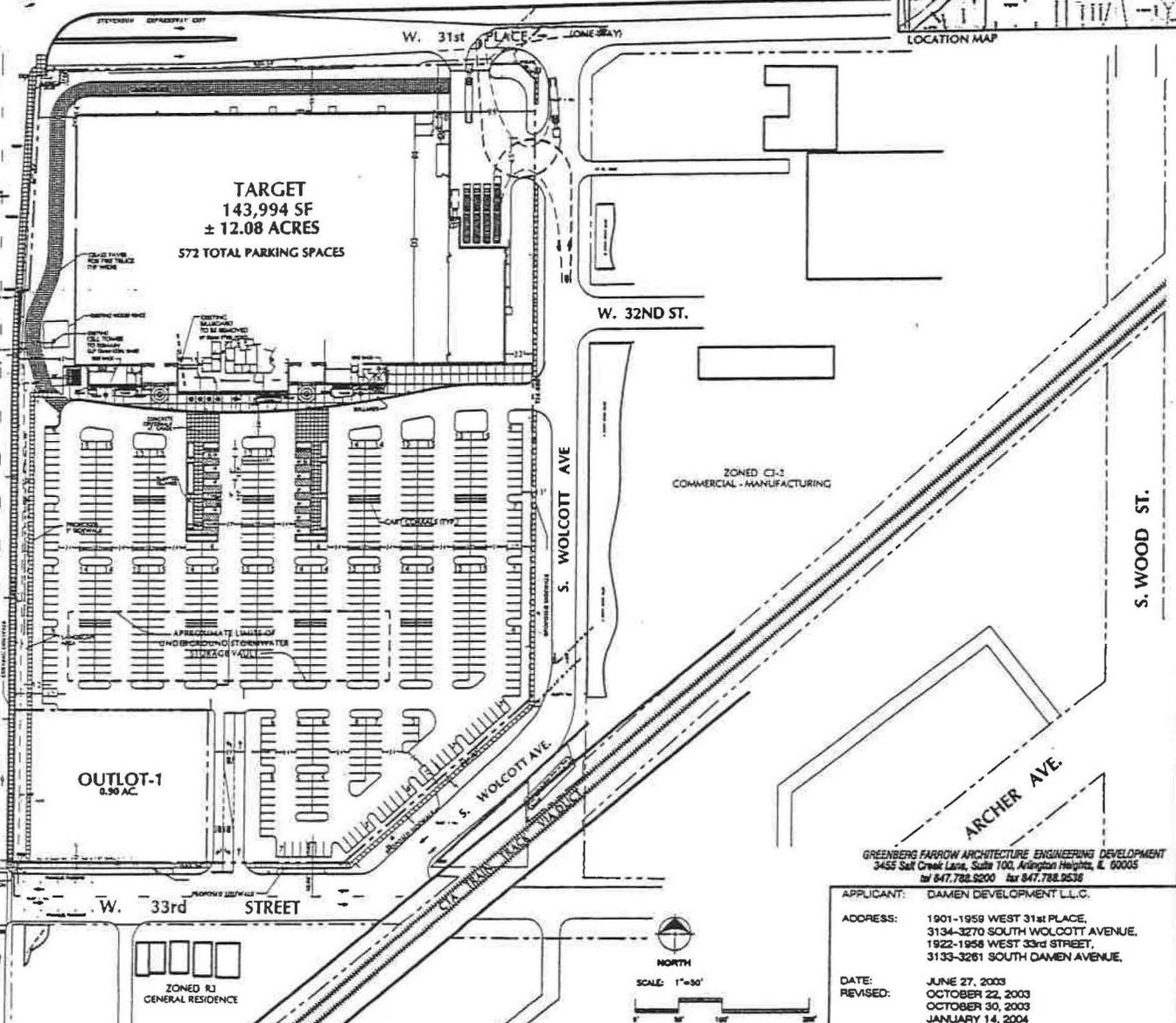
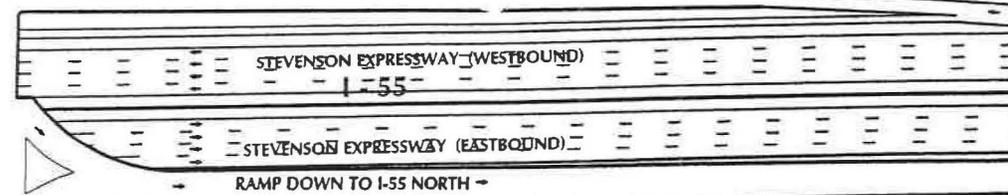
DATE: 06/27/03

BY: [Signature]

TITLE: PROFESSIONAL SEAL



LOCATION MAP



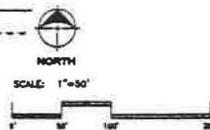
SITE AND BUILDING DATA

- SITE AREA**
 - RETAIL ANCHOR = 11.18 ACRES
 - RETAIL ANCHOR = 0.90 ACRES
 - TOTAL SITE AREA = 12.08 ACRES
- BUILDING AREA**
 - RETAIL ANCHOR = 143,994 S.F.
- PARKING**
 - RETAIL ANCHOR = 572 SPACES 3.97 / 1,000 S.F.

GREENBERG FARROW ARCHITECTURE ENGINEERING DEVELOPMENT
3455 Salt Creek Lane, Suite 100, Arlington Heights, IL 60005
Tel 847.788.9200 Fax 847.788.9536

APPLICANT: DAMEN DEVELOPMENT L.L.C.
ADDRESS: 1901-1959 WEST 31st PLACE,
3134-3270 SOUTH WOLCOTT AVENUE,
1922-1958 WEST 33rd STREET,
3133-3261 SOUTH DAMEN AVENUE.

DATE: JUNE 27, 2003
REVISD: OCTOBER 22, 2003
OCTOBER 30, 2003
JANUARY 14, 2004
FEBRUARY 5, 2004
FEBRUARY 19, 2004



TARGET
33rd & DAMEN AVE.
CHICAGO, ILLINOIS

HARLEN DEVNO COMPANIES
414 N. HARLEN AVE.
ROSEMONT, IL

SITE PLAN

SP-1