

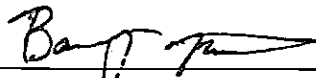
EXHIBIT B

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CERTIFICATE

I, Bailey Mitchell, the duly authorized and qualified 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 Regular Meeting held on the 11th Day of June, 2024 with the original resolution adopted at said meeting, and noted 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 13th Day of June, 2024

A handwritten signature in black ink, appearing to read "Bailey Mitchell", is written over a horizontal line.

ASSISTANT SECRETARY
Bailey Mitchell

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

RESOLUTION 24-CDC-19

**RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE PROPOSED
PILSEN TAX INCREMENT ALLOCATION REDEVELOPMENT PROJECT AREA AMENDMENT NO. 4:**

APPROVAL OF AMEDMENT NO. 4 TO THE REDEVELOPMENT PLAN AND PROJECT

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 the City Council of the City of Chicago (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) 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.) (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 or caused to be conducted certain investigations and studies of the Pilsen Tax Increment Financing Redevelopment Project Area Amendment No. 4, Revision No. 1, the street boundaries of which are described on Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and has presented the following documents to the Commission for its review:

The Pilsen Tax Increment Financing Redevelopment Plan and Project Amendment No. 4, Revision No. 1 (the "Plan"); and .

WHEREAS, prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, 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, a public meeting (the “Public Meeting”) was held in accordance and in compliance with the requirements of Section 5/11-74.4-6(e) of the Act, on May 4, 2023 at 6:00 PM at Benito Juarez High School at 2150 S. Laflin Street, Chicago, Illinois (this date being more than 14 business days before the scheduled mailing of the notice of the Hearing [hereinafter defined], as specified in the Act), pursuant to notice from the City’s Commissioner of the Department of Planning and Development, given on April 19, 2023, (this date being more than 15 days before the date of the Public Meeting, as specified in the Act), by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4-4.2 of the Act and, with a good faith effort, by regular mail, to all residents and to the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and to the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area); and

WHEREAS, the Report and Plan were made available for public inspection and review since April 28, 2023, being a date not less than 10 days before the Commission meeting on April 11, 2024 fixing the time and place for the Hearing on June 11, 2024 at City Council Chambers, City Hall, 121 North LaSalle Street, Second Floor, Chicago, Illinois; and

WHEREAS, notice of the availability of the Report and Plan, including how to obtain this information, were sent by mail on April 14, 2024 which is within a reasonable time after the adoption by the Commission of Resolution on April 11, 2024 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located outside the proposed Area and within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were outside the proposed Area and closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, notice of the Hearing by publication was given at least twice, the first publication being on May 31, 2024 a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on June 7, 2024 both in the Chicago Tribune, being newspapers 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 May 16, 2024 and May 29, 2024, both being a date not less than 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 years; and

WHEREAS, notice of the Hearing was given by mail to the Illinois Department of Commerce and Economic Opportunity ("DECO") 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 DECO and all Board members, April 12, 2024, being a date not less than 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 April 12, 2024, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, the Hearing was held on June 11, 2024 at 1:00 p.m. at City Council Chambers, City Hall, 121 North LaSalle Street, Second Floor, 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 City Council regarding 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 Board meeting was convened on May 2, 2024 at 10:00 a.m. (being a date at least 14 days but not more than 28 days after the date of the mailing of the notice to the taxing districts on April 12, 2024 at City Hall, 121 North LaSalle Street, Room 1003-A, Chicago, Illinois, to review the matters properly coming before the Board to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area, adoption of Tax Increment Allocation Financing within the Area and other matters, if any, properly before it, all in accordance with Section 5/11-74.4-5(b) of the Act; and

WHEREAS, the Commission has reviewed the Report and 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 City Council approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; 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 Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;
- b. The Plan:
 - (i) conforms to the comprehensive plan for the development of the City as a whole; or
 - (ii) the Plan either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;
- c. The Plan 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 later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 5/11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year following the year 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 20 years;
- d. To the extent required by Section 5/11-74.4-3(n) (6) of the Act, the Plan incorporates the housing impact study, if such study is required by Section 5/11-74.4-3(n)(5) of the Act;
- e. The Plan will not result in displacement of residents from inhabited units.
- f. The Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefited by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;
- g. As required pursuant to Section 5/11-74.4-3(p) of the Act:
 - (i) The Area is not less, in the aggregate, than one and one-half acres in size; and

(ii) Conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a blighted area as defined in the Act;

h. If the Area is qualified as a “blighted area”, whether improved or vacant, each of the factors necessary to qualify the Area as a Redevelopment Project Area on that basis is (i) present, with that presence documented to a meaningful extent so that it may be reasonably found that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part or vacant part, as applicable, of the Area as required pursuant to Section 5/11-74.4-3(a) of the Act;

i. If the Area is qualified as a “conservation area” the combination of the factors necessary to qualify the Area as a redevelopment project area on that basis is detrimental to the public health, safety, morals or welfare, and the Area may become a blighted area; [and]

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

Section 4. The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. The Commission recommends that the City Council adopt Tax Increment Allocation Financing within the Area.

Section 6. 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 7. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 8. This resolution shall be effective as of the date of its adoption.

Section 9. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: June 11, 2024

List of Attachments:

Exhibit A: Street Boundary Description of the Area

Exhibit B: Notice of Availability of Plan

Exhibit C: Notice by Publication

Exhibit D: Form of Notice by Mail to Taxpayers

Exhibit F: Form of Notice by Mail to Taxing Districts, DCEO, and Board Members

EXHIBIT A

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

The area generally located 16th Street to the north, Clinton Street and the Chicago River to the east, the Stevenson Expressway and 33rd Street on the south, and Western Avenue to the west.

EXHIBIT B

Notice of Availability of Plan

NOTICE is hereby given, pursuant to Section 5/11-74.4-5(a) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), that a proposed amended redevelopment plan of the City of Chicago (the "City") has been prepared for the proposed **The Pilsen Redevelopment Project Area Amendment No. 4, Revision No. 1** (the "Proposed Area"). The Act requires that notice be given to:

- (1) All residential addresses within the Proposed Area, and
- (2) All residential addresses that, after a good faith effort, the City determines are located within 750 feet of the boundaries of the Proposed Area; and,
- (3) All individuals and organizations that have registered as Interested Parties of the Proposed Area.

The requirement set forth in (2) above is subject to the limitation that in a municipality with a population of over 100,000, if the total number of residential addresses within 750 feet of the boundaries of the proposed redevelopment project area exceeds 750, the municipality shall be required to provide the notice to only the 750 residential addresses that, after a good faith effort, the municipality determines are closest to the boundaries of the proposed redevelopment project area. Please refer to Exhibit 2 (Map of the Area) to determine whether or not you are located within the boundaries of the Proposed Area.

The following will be available for public inspection and review, and information with respect thereto may otherwise be obtained, Monday through Friday between the hours of 9:00 a.m. and 4:00 p.m. beginning April 28, 2023 at City Hall, 121 North LaSalle Street, Chicago, Illinois in the following offices: City Clerk, Room 107 and Department of Planning and Development ("DPD"), Room 1000:

The Pilsen Tax Increment Financing Redevelopment Plan and Project Amendment No. 4, Revision No. 1 (the "Plan").

The Plan supports the eligibility of the Proposed Area as a redevelopment project area under the Act. The City, in proposing the actions described in the Plan, aims to encourage redevelopment in the Proposed Area, enhance the tax base of the City and other affected taxing districts by encouraging private investment in the Proposed Area and to preserve and enhance the value of properties therein. To accomplish these goals, the Plan provides that the City may carry out certain public improvements in the Proposed Area, enter into redevelopment agreements for the construction of public and private improvements, finance a portion of the costs of such improvements and other eligible redevelopment project costs using funds from the special tax allocation fund described in the Act and issue one or more series of obligations secured by such funds. Please see the Plan for a more complete description of proposed activities.

Ciere Boatright, Commissioner
DEPARTMENT OF PLANNING AND DEVELOPMENT
City of Chicago

List of Attachments:

Exhibit 1: Street Boundary Description of the Area

Exhibit 2: Map of the Area

EXHIBIT 1

Street Boundary Description of the
The Pilsen Tax Increment Financing
Redevelopment Project Area Amendment No. 4, Revision No. 1

The area generally located 16th Street to the north, Clinton Street and the Chicago River to the east, the Stevenson Expressway and 33rd Street on the south, and Western Avenue to the west.

Map of the Area

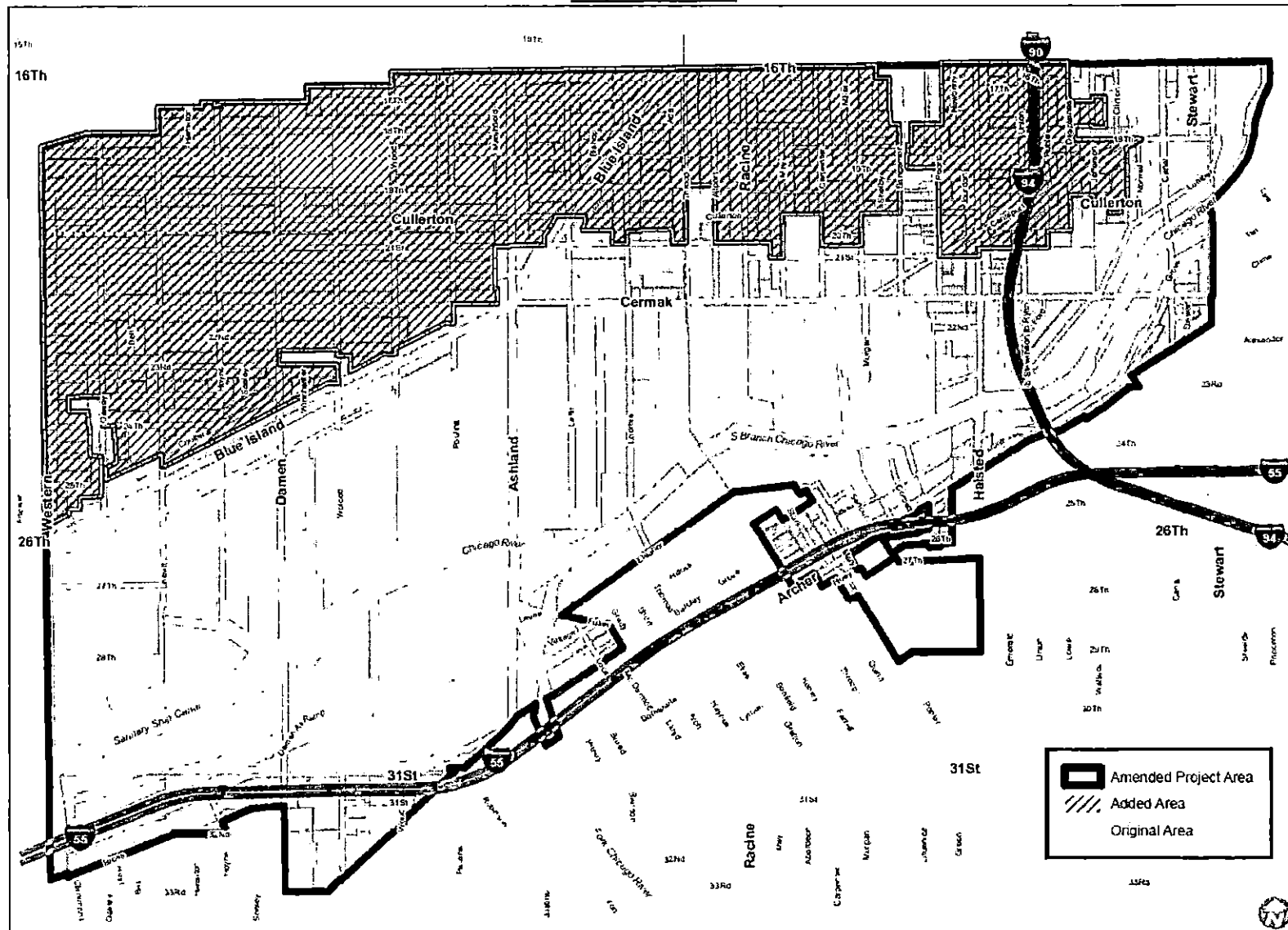


EXHIBIT C

Form of Notice by Publication

PUBLIC NOTICE is hereby given that on June 11, 2024, the Community Development Commission of the City of Chicago (the "City") will hold an in-person public hearing at 1:00 p.m., regarding the approval of a redevelopment plan (the "Plan") for the Pilsen Tax Increment Financing Redevelopment Project Area Amendment No. 4, Revision No. 1, more fully described below (the "Area"), designation of the Area as a redevelopment project area as defined in the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), and use of tax increment allocation financing pursuant to the Act to finance all or a portion of redevelopment project costs proposed to be paid or incurred for the Area pursuant to the Plan. A legal description of the Area is attached hereto as Exhibit 1 and a street boundary description of the Area is attached hereto as Exhibit 2.

The following documents concerning the subject matter of the hearing are available for public inspection and review Monday through Friday between the hours of 9:00 a.m. and 4:00 p.m. commencing on or before April 28, 2023 at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development ("DPD"), Room 1000:

The Pilsen Tax Increment Financing Redevelopment Plan and Project Amendment No. 4, Revision No. 1 (the 'Plan').

The City, in proposing the actions described herein and in the Plan, aims to encourage redevelopment in the Area, enhance the tax base of the City and other affected taxing districts by encouraging private investment in the Area and to preserve and enhance the value of properties therein. To accomplish these goals, the proposed Plan provides that the City may carry out certain public improvements in the Area, enter into redevelopment agreements for the construction of public and private improvements, finance a portion of the costs of such improvements and other eligible redevelopment project costs using funds from the special tax allocation fund described in the Act and issue one or more series of obligations secured by such funds. Please see the Plan for a more complete description of proposed activities.

All interested persons will be given an opportunity to be heard at the hearing and to file written objections with the City Clerk at the hearing, and are invited to submit comments concerning the subject matter thereof prior to the date of the hearing to the following addresses:

Ciere Boatright, Commissioner
Department of Planning and Development
City of Chicago
City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602

and

Anna Valencia
City Clerk
City of Chicago
City Hall, Room 107
121 North LaSalle Street
Chicago, Illinois 60602

For further information, please contact Tim Jeffries of DPD at (312) 744-0893 or
William.Jeffries@cityofchicago.org between 9:00 a.m. and 4:00 p.m. Monday through Friday.

Gwendolyn Hatten Butler, Chair
COMMUNITY DEVELOPMENT COMMISSION
City of Chicago

List of Attachments:

Exhibit 1: Legal Description of Area

Exhibit 2: Street Boundary Description of Area

EXHIBIT 1

Legal Description of Area

THAT PART OF SECTIONS 19, 20, 21, 28, 29, 30 AND 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF BROSS AVENUE AND THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31;

THENCE NORTH ALONG SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31 AND THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30 AND THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30 TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THE ALLEY LYING NORTHWESTERLY OF BLUE ISLAND AVENUE;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THE ALLEY LYING NORTHWESTERLY OF BLUE ISLAND AVENUE TO THE EAST LINE OF WESTERN AVENUE AS WIDENED;

THENCE NORTH ALONG THE EAST LINE OF WESTERN AVENUE AS WIDENED TO A POINT OF INTERSECTION WITH THE NORTH LINE OF CERMAK ROAD BEING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19 AFORESAID;

THENCE CONTINUING ALONG THE EAST LINE OF WESTERN AVENUE AS WIDENED TO A POINT ON THE WEST LINE OF LOT 26 IN BLOCK 3 IN W.F. JOHNSTON'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, SAID POINT BEING AN INTERSECTION WITH THE SOUTHERLY LINE OF ANGLED 18TH STREET AS DEDICATED BY DOCUMENT 4459768, SAID POINT IS APPROXIMATELY 26.24 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 26;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF 18TH STREET AS DEDICATED BY DOCUMENT 4459768 TO AN INTERSECTION WITH THE SOUTH LINE OF 18TH STREET ALSO BEING THE NORTH LINE OF BLOCK 3 IN W.F. JOHNSTON'S SUBDIVISION AFORESAID;

THENCE EAST ALONG THE SOUTH LINE OF 18TH STREET TO THE EAST LINE OF LEAVITT STREET;

THENCE NORTH ALONG THE EAST LINE OF LEAVITT STREET TO THE NORTHWEST CORNER OF LOT 26 IN EVANS' SUBDIVISION OF PART OF THE SOUTH HALF OF BLOCK 38 OF SUBDIVISION OF SECTION 19 AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF LOTS 26, 27 AND 34 AND ITS EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF LOT 37 IN EVANS' SUBDIVISION AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF LOT 37 IN EVANS' SUBDIVISION AFORESAID TO THE NORTHWEST CORNER OF LOT 35 IN EVANS' SUBDIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF LOT 35 TO THE NORTHEAST CORNER OF LOT 35 IN EVANS' SUBDIVISION AFORESAID, ALSO BEING THE WEST LINE OF HOYNE AVENUE;

THENCE SOUTH ALONG THE WEST LINE OF HOYNE AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF 17TH STREET;

THENCE EAST ALONG THE WESTERLY EXTENSION AND THE SOUTH LINE OF 17TH STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 38 IN THE NEWBERRY ESTATE

SUBDIVISION OF BLOCK 36 IN SUBDIVISION OF SECTION 19 AFORESAID;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 38 TO THE NORTHWEST CORNER OF LOT 38 IN THE NEWBERRY ESTATE SUBDIVISION AFORESAID, ALSO BEING THE SOUTH LINE OF AN ALLEY BEING NORTH OF 17TH STREET;

THENCE EAST ALONG THE SOUTH LINE OF AN ALLEY BEING NORTH OF 17TH STREET TO A POINT OF INTERSECTION WITH THE EAST LINE OF WOOD STREET;

THENCE NORTH ALONG THE EAST LINE OF WOOD STREET TO THE SOUTH LINE OF 16TH STREET;

THENCE EAST ALONG THE SOUTH LINE OF 16TH STREET TO THE EAST LINE OF ASHLAND AVENUE;

THENCE NORTH ALONG THE EAST LINE OF ASHLAND AVENUE TO THE NORTH LINE OF 16TH STREET;

THENCE EAST ALONG THE NORTH LINE OF 16TH STREET CROSSING THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SAID SECTION 20 AND CONTINUING ACROSS THE NORTHWEST QUARTER AND INTO THE NORTHEAST QUARTER OF SAID SECTION 21 TO THE EASTERLY CHANNEL LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS DEFINED IN THE ORDINANCE FOR ALTERING THE CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER PASSED APRIL 13, 1926;

THENCE SOUTHERLY ALONG THE EASTERLY CHANNEL LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS DEFINED IN THE ORDINANCE FOR ALTERING THE CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER PASSED APRIL 13, 1926, TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL QUARTER OF SECTION 21 AFORESAID LYING EAST OF THE SOUTH BRANCH OF THE CHICAGO RIVER, SAID WEST LINE OF LOT 2 BEING ALSO THE EAST LINE OF STEWART AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF STEWART AVENUE TO THE SOUTH LINE OF CERMAK ROAD;

THENCE WEST ALONG THE SOUTH LINE OF CERMAK ROAD TO THE EAST LINE OF STEWART AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF STEWART AVENUE TO THE SOUTHEASTERLY LINE OF ARCHER AVENUE;

THENCE SOUTHWEST ALONG SAID SOUTHEASTERLY LINE OF ARCHER AVENUE TO THE EAST LINE OF GREEN STREET;

THENCE SOUTH ALONG SAID EAST LINE GREEN STREET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4 IN HEALY BROTHERS SUBDIVISION OF PARTS OF LOTS 1 AND 2 OF BLOCK 24 IN CANAL TRUSTEES' SUBDIVISION OF BLOCKS IN THE SOUTH FRACTIONAL HALF OF SECTION 29 AFORESAID, THE EASTERLY

EXTENSION OF THE NORTH LINE OF LOT 4 IN HEALY BROTHERS SUBDIVISION BEING A LINE 150 FEET NORTH OF THE NORTH LINE OF 27TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4 IN HEALY BROTHERS SUBDIVISION AND ALONG THE NORTH LINE OF SAID LOT 4 IN HEALY BROTHERS SUBDIVISION TO THE WEST LINE OF SAID LOT 4, SAID WEST LINE BEING ALSO THE EAST LINE OF THE ALLEY WEST OF GREEN STREET;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF GREEN STREET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 17, 18, 19, AND 20 IN THE SUBDIVISION OF SUB-LOT 2 IN HEALY BROTHERS SUBDIVISION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH ALLEY LINE AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF PEORIA STREET;

THENCE NORTH ALONG SAID WEST LINE OF PEORIA STREET TO THE NORTH LINE OF LOT L IN RICHLAND GARDENS III, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF 27TH STREET;

THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE NORTHEAST LINE OF SENOUR AVENUE (FORMERLY KNOWN AS QUARRY STREET);

THENCE SOUTHEAST ALONG SAID NORTHEAST LINE OF SENOUR AVENUE TO THE NORTH LINE OF 27TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF 27TH STREET TO THE EAST LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID EAST LINE OF HALSTED STREET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF 29TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF 29TH STREET AND ALONG THE SOUTH LINE OF SAID 29TH STREET TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF POPLAR AVENUE;

THENCE NORTHWEST ALONG SAID SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF POPLAR AVENUE AND ALONG THE SOUTHWESTERLY LINE OF POPLAR AVENUE TO THE NORTHWESTERLY LINE OF LOT 67 IN COMMISSIONERS SUBDIVISION OF LOT 9 IN BLOCK 24 IN THE CANAL TRUSTEES' SUBDIVISION OF BLOCKS IN THE SOUTH FRACTIONAL HALF OF SECTION 29 AFORESAID;

THENCE SOUTHWEST ALONG SAID NORTHWESTERLY LINE OF LOT 67 IN COMMISSIONERS SUBDIVISION AND THE SOUTHWESTERLY EXTENSION THEREOF TO THE NORTHEASTERLY LINE OF LOTS 18, 19, 24, 25, 30, 31, 36, 37, 42, 43, 48 AND 49, IN THE SUBDIVISION BY THE EXECUTOR OF THE ESTATE OF PETER QUINN, DECEASED, OF LOTS 6 (EXCEPT THE EAST 1 ACRE) AND ALL OF LOT 7 IN BLOCK 24 IN CANAL TRUSTEES' SUBDIVISION, SAID NORTHEASTERLY LINE BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY NORTHEASTERLY OF QUINN STREET;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID ALLEY, TO THE NORTHWESTERLY LINE OF SAID LOT 18, SAID NORTHWESTERLY LINE BEING ALSO THE SOUTHEASTERLY LINE OF THE ALLEY SOUTHEASTERLY OF ARCHER AVENUE;

THENCE SOUTHWEST ALONG SAID NORTHWESTERLY LINE OF SAID LOT 18 AND THE SOUTHWESTERLY EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF QUINN STREET;

THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF QUINN STREET TO THE SOUTHEASTERLY LINE OF ARCHER AVENUE;

THENCE SOUTHWEST ALONG SAID SOUTHEASTERLY LINE OF ARCHER AVENUE TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THROOP STREET;

THENCE NORTHWEST ALONG SAID SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THROOP STREET AND THE SOUTHWESTERLY LINE OF THROOP STREET TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF HILLOCK AVENUE;

THENCE NORTHEAST ALONG SAID SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF HILLOCK AVENUE AND THE NORTHWESTERLY LINE OF HILLOCK AVENUE TO THE NORTHWESTERLY EXTENSION OF THE

SOUTHWESTERLY LINE OF LOT 8 IN MAHER'S SUBDIVISION OF LOT 1 AND 4 IN BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF BLOCKS IN THE SOUTH FRACTIONAL HALF OF SECTION 29 AFORESAID;

THENCE SOUTHEAST ALONG SAID NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN MAHER'S SUBDIVISION AND THE SOUTHWESTERLY LINE OF LOT 8 IN MAHER'S SUBDIVISION TO THE SOUTHEAST LINE OF SAID LOT 8, SAID SOUTHEASTERLY LINE OF LOT 8 BEING ALSO THE NORTHWESTERLY LINE OF THE ALLEY SOUTHEASTERLY OF HILLOCK AVENUE;

THENCE NORTHEAST ALONG SAID NORTHWESTERLY ALLEY LINE TO THE SOUTHWESTERLY LINE OF MARY STREET;

THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF MARY STREET TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF HILLOCK AVENUE;

THENCE SOUTHWEST ALONG SAID NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF HILLOCK AVENUE TO THE NORTHEASTERLY LINE OF LOT 1 IN E. B. WARDS SUBDIVISION OF LOT 8 OF BLOCKS 3 AND 4 OF CANAL TRUSTEES' SUBDIVISION OF BLOCKS IN SOUTH FRACTIONAL HALF OF SECTION 29 AFORESAID;

THENCE NORTHWEST ALONG SAID NORTHEASTERLY LINE OF LOT 1 IN E. B. WARDS SUBDIVISION TO THE SOUTH LINE OF 25TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF 25TH STREET TO THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF ELEANOR STREET;

THENCE SOUTHWEST ALONG SAID NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF ELEANOR STREET AND THE SOUTHEASTERLY LINE OF ELEANOR STREET TO THE NORTHEASTERLY LINE OF FULLER STREET;

THENCE SOUTHEAST ALONG SAID NORTHEASTERLY LINE OF FULLER STREET TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 11 IN THE SUBDIVISION OF LOTS 2 AND 5 IN BLOCK 18 IN CANAL TRUSTEES' SUBDIVISION OF THE BLOCKS IN THE SOUTH FRACTIONAL SECTION 29 AFORESAID, THE SOUTHWESTERLY LINE OF LOT 11 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY SOUTHWEST OF GRADY COURT;

THENCE SOUTHEAST ALONG SAID NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 11 AND THE NORTHEASTERLY LINE OF THE ALLEY SOUTHWESTERLY OF GRADY COURT TO THE NORTH LINE OF THAT PART OF THE ALLEY VACATED BY ORDINANCE PASSED JULY 21, 1967;

THENCE SOUTHWEST ALONG SAID NORTHWEST LINE OF SAID VACATED ALLEY TO THE CENTER LINE OF SAID VACATED ALLEY;

THENCE SOUTHWEST ALONG SAID CENTER LINE OF THE VACATED ALLEY TO THE NORTHWESTERLY LINE OF THE RAILROAD RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD;

THENCE SOUTHWEST ALONG SAID NORTHWEST LINE OF THE RAILROAD RIGHT OF WAY TO THE WEST LINE OF ASHLAND AVENUE;

THENCE CONTINUING SOUTHWEST ALONG THE NORTHWEST LINE OF THE RAILROAD RIGHT OF WAY OF THE G.M. & O. RAILROAD TO THE NORTH LINE OF 33RD STREET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF 33RD STREET TO THE SOUTH LINE OF 33RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF 33RD STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF

DAMEN AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF DAMEN AVENUE AND THE WEST LINE OF DAMEN AVENUE TO THE SOUTH LINE OF 32ND STREET;

THENCE WEST ALONG SAID SOUTH LINE OF 32ND STREET TO THE SOUTHEASTERLY LINE OF BROSS AVENUE;

THENCE SOUTHWEST ALONG SAID SOUTHEASTERLY LINE OF BROSS AVENUE TO THE PLACE OF BEGINNING.

EXHIBIT 2

Street Boundary Description of Area

The area generally located 16th Street to the north, Clinton Street and the Chicago River to the east, the Stevenson Expressway and 33rd Street on the south, and Western Avenue to the west.

EXHIBIT D

Form of Notice by Mail to Taxpayers

NOTICE is hereby given that on June 11, 2024 the Community Development Commission of the City of Chicago (the "City") will hold an in-person public hearing at 1:00 p.m., regarding the approval of a redevelopment plan for the Pilsen Redevelopment Project Area Amendment No. 4, Revision No. 1, more fully described below (the "Area"), designation of the Area as a redevelopment project area as defined in the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), and use of tax increment allocation financing pursuant to the Act to finance all or a portion of redevelopment project costs proposed to be paid or incurred for the Area pursuant to the Plan. A legal description of the Area is attached hereto as Exhibit 1, a street boundary description of the Area is attached hereto as Exhibit 2 and a map showing such street boundaries is attached hereto as Exhibit 3.

The following documents concerning the subject matter of the hearing are available for public inspection and review Monday through Friday between the hours of 9:00 a.m. and 4:00 p.m. beginning April 28, 2023, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development ("DPD"), Room 1000:

The Pilsen Tax Increment Financing Redevelopment Plan and Project Amendment No. 4, Revision No. 1

The City, in proposing the actions described herein and in the Plan, aims to encourage redevelopment in the Area, enhance the tax base of the City and other affected taxing districts by encouraging private investment in the Area and to preserve and enhance the value of properties therein. To accomplish these goals, the proposed Plan provides that the City may carry out certain public improvements in the Area, enter into redevelopment agreements for the construction of public and private improvements, finance a portion of the costs of such improvements and other eligible redevelopment project costs using funds from the special tax allocation fund described in the Act and issue one or more series of obligations secured by such funds. Please see the Plan for a more complete description of proposed activities.

All interested persons will be given an opportunity to be heard at the hearing, and are invited to submit comments concerning the subject matter of the hearing prior to the date thereof to the following addresses:

Ciere Boatright, Commissioner
Department of Planning and Development
City of Chicago
City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602

and

Anna Valencia
City Clerk
City of Chicago
City Hall, Room 107
121 North LaSalle Street
Chicago, Illinois 60602

For further information, please contact Tim Jeffries of DPD at (312) 744-0893 or
William.Jeffries@cityofchicago.org between 9:00 a.m. and 4:00 p.m. Monday through Friday.

The overall goal of the Plan is to reduce or eliminate the conditions that qualify the Area as a
Blighted Area and Conservation Area and to provide the mechanisms necessary to support
public and private development and improvements in the Area.

Gwendolyn Hatten Butler, Chair
COMMUNITY DEVELOPMENT COMMISSION
City of Chicago

EXHIBIT F

Form of Notice by Mail to Taxing Districts, DCEO and Board Members

NOTICE is hereby given that on June 11, 2024, the Community Development Commission of the City of Chicago (the "City") will hold either an in-person public hearing at 1:00 p.m. , regarding approval of a redevelopment plan for the Pilsen Tax Increment Financing Redevelopment Project Area Amendment No. 4, Revision No. 1, more fully described below (the "Area"), designation of the Area as a redevelopment project area as defined in the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act") and use of tax increment allocation financing pursuant to the Act to finance all or a portion of redevelopment project costs proposed to be paid or incurred for the Area pursuant to the Plan. The following documents concerning the subject matter of the hearing are enclosed, and the Plan contains a legal description of the Area, a description of the street boundaries of the Area and a map showing the street boundaries thereof (all of which are incorporated into this notice by reference):

The Pilsen Tax Increment Financing Redevelopment Plan and Project Amendment No. 4, Revision No. 1 (the "Plan"), attached hereto.

The City, in proposing the actions described herein and in the Plan, aims to encourage redevelopment in the Area, enhance the tax base of the City and other affected taxing districts by encouraging private investment in the Area and to preserve and enhance the value of properties therein. To accomplish these goals, the proposed Plan provides that the City may carry out certain public improvements in the Area, enter into redevelopment agreements for the construction of public and private improvements, finance a portion of the costs of such improvements and other eligible redevelopment project costs using funds from the special tax allocation fund described in the Act and issue one or more series of obligations secured by such funds. Please see the Plan for a more complete description of proposed activities.

All interested persons will be given an opportunity to be heard at the hearing and to file written objections with the City Clerk at the hearing. All interested persons, including representatives of all taxing districts having taxable property within the Area and the Illinois Department of Commerce and Economic Opportunity are invited to submit comments concerning the subject matter of the hearing prior to the date thereof to the following addresses:

Ciere Boatright, Commissioner
Department of Planning and Development
City of Chicago
City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
and

Anna Valencia
City Clerk
City of Chicago
City Hall, Room 107
121 North LaSalle Street
Chicago, Illinois 60602

For further information, please contact Tim Jeffries of DPD at (312) 744-0893 or
William.Jeffries@cityofchicago.org between 9:00 a.m. and 4:00 p.m. Monday through Friday.

Gwendolyn Hatten Butler, Chair
COMMUNITY DEVELOPMENT COMMISSION
City of Chicago

NOTICE is hereby further given that on the May 2, 2024, which date is at least 14 days after the date of mailing of the notice to the taxing districts, at 10:00 a.m., an in-person meeting at City Hall 121 N LaSalle Room 1003A Chicago, IL 60602, of the Joint Review Board will be convened pursuant to Section 5/11-74.4-5 (b) of the Act, consisting of representatives selected by the Chicago Community Colleges, the Chicago Board of Education, the Chicago Park District, the Chicago Public Library, the County of Cook, the Forest Preserve District of Cook County the City of Chicago and a public member selected in accordance with, and satisfying the requirements, of the Act, at which meeting a Chairperson of the Board will be selected. The Board shall consider the proposal described in this Notice above and in connection therewith shall (i) review the public record, the Plan, and any other planning documents, and the ordinances approving the designation of the Area, the Plan and the adoption of tax increment allocation financing that are proposed to be adopted by the City and such other matters as may be properly before the Board pursuant to Section 5/11-74.4-5(b) of the Act, and (ii) issue an advisory, non-binding recommendation based on whether the Area satisfies the eligibility criteria enumerated in Section 5/11-74.4-3 of the Act and such other factors and criteria set forth in said Section 5/11-74.4-5(b) of the Act.

Gwendolyn Hatten Butler, Chair
COMMUNITY DEVELOPMENT COMMISSION
City of Chicago