

FY 2022

ANNUAL TAX INCREMENT FINANCE REPORT



STATE OF ILLINOIS COMPTROLLER SUSANA A. MENDOZA

Name of Municipality: City of Chicago Reporting Fiscal Year: 2022
County: Cook Fiscal Year End: 12/31/2022
Unit Code: 016/620/30

FY 2022 TIF Administrator Contact Information-Required

First Name: Maurice D. Last Name: Cox
Address: City Hall, 121 N LaSalle Title: Administrator
Telephone: (312) 744-4190 City: Chicago Zip: 60602
E-mail: TIFreports@cityofchicago.org

I attest to the best of my knowledge, that this FY 2022 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.].
[Signature] 6/29/2023
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)*)

Table with 3 columns: Name of Redevelopment Project Area, Date Designated MM/DD/YYYY, Date Terminated MM/DD/YYYY. Lists various project areas like 105th/Vincennes, 107th/Halsted, etc.

*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.]

47th/State	7/21/2004	12/31/2028
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
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	12/31/2034
73rd/University	9/13/2006	12/31/2030
79th Street Corridor	7/8/1998	12/31/2034
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	12/31/2031
Addison South	5/9/2007	12/31/2031
Archer Courts	5/12/1999	12/31/2022
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	12/31/2034
Bryn Mawr/Broadway	12/11/1996	12/31/2032
Canal/Congress	11/12/1998	12/31/2034
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
X Cicero/Stevenson	7/20/2022	12/31/2046
Clark/Montrose	7/7/1999	12/31/2023
Clark/Ridge	9/29/1999	12/31/2023
Commercial Avenue	11/13/2002	12/31/2026
Cortland/Chicago River	4/10/2019	12/31/2043
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
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
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	12/31/2032
Greater Southwest Industrial (East)	3/10/1999	12/31/2023
Greater Southwest Industrial (West)	4/12/2000	12/31/2024
Harrison/Central	7/26/2006	12/31/2030
Hollywood/Sheridan	11/7/2007	12/31/2031
Homan/Arthington	2/5/1998	12/31/2034
Humboldt Park Commercial	6/27/2001	12/31/2025
Jefferson Park	9/9/1998	12/31/2022
Jefferson/Roosevelt	8/30/2000	12/31/2024
Kennedy/Kimball	3/12/2008	12/31/2032
Kinzie Industrial Corridor	6/10/1998	12/31/2034
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
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	12/31/2022
Montrose/Clarendon	6/30/2010	12/31/2034
Near North	7/30/1997	12/31/2033
North Branch South	2/5/1998	12/31/2022
North Pullman	6/30/2009	12/31/2033
Northwest Industrial Corridor	12/2/1998	12/31/2034
Ogden/Pulaski	4/9/2008	12/31/2032
Ohio/Wabash	6/7/2000	12/31/2024
Peterson/Cicero	2/16/2000	12/31/2022
Peterson/Pulaski	2/16/2000	12/31/2024
Pilsen Industrial Corridor	6/10/1998	12/31/2034
Portage Park	9/9/1998	12/31/2022
Pratt/Ridge Industrial Park Conservation Area	6/23/2004	12/31/2028
Pulaski Industrial Corridor	6/9/1999	12/31/2035
Randolph/Wells	6/9/2010	12/31/2034
Red Line Extension	12/14/2022	12/31/2058
Red Purple Modernization Phase One (Transit TIF)	11/30/2016	12/31/2052
River West	1/10/2001	12/31/2025
Roosevelt/Cicero Industrial Corridor	2/5/1998	12/31/2034
Roosevelt/Clark	4/10/2019	12/31/2043
Roosevelt/Racine	11/4/1998	12/31/2034
Roosevelt/Union	5/12/1999	12/31/2022
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
Stevenson Brighton	4/11/2007	12/31/2031
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
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	12/31/2034
Western/Rock Island	2/8/2006	12/31/2030
Wilson Yard	6/27/2001	12/31/2025
Woodlawn	1/20/1999	12/31/2023

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area:

Cicero/Stevenson

Primary Use of Redevelopment Project Area*: Residential

*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):

Tax Increment Allocation Redevelopment Act X

Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY2022, 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). For redevelopment projects beginning in or after FY2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (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 <u>submitted to</u> the municipality <u>by</u> 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 (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, <u>chosen by the municipality</u> , setting forth the the nature and term of obligation; projected debt service including required reserves and debt coverage; <u>and actual debt service</u> . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (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 (q) 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 the list only, not actual agreements (labeled Attachment M).	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).		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)]

FY 2022

Name of Redevelopment Project Area:
Cicero/Stevenson

Provide an analysis of the special tax allocation fund.

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

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%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ (327,105)	\$ (327,105)	-5%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ 6,600,000	\$ 6,600,000	105%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation Fund \$ 6,272,895

Cumulative Total Revenues/Cash Receipts \$ 6,272,895 100%

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

Transfers to Municipal Sources \$ -

Distribution of Surplus \$ -

Total Expenditures/Disbursements \$ -

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 6,272,895

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 6,272,895

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

Previous Year Explanation:

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 2022

Name of Redevelopment Project Area:

Cicero/Stevenson

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
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 the 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 2022

Name of Redevelopment Project Area:

Cicero/Stevenson

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

X	Indicate an 'X' if no property was 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:	
Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area:

Cicero/Stevenson

PAGE 1

Page 1 must 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 total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	0

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
TOTAL:			
Private Investment Undertaken (See Instructions)	\$	\$ -	\$
Public Investment Undertaken	\$	\$	\$
Ratio of Private/Public Investment	0	-	0

Project 1:

Private Investment Undertaken (See Instructions)		-	\$ -
Public Investment Undertaken		-	\$ -
Ratio of Private/Public Investment	0	-	-

Project 2:

Private Investment Undertaken (See Instructions)		-	\$ -
Public Investment Undertaken		-	\$ -
Ratio of Private/Public Investment	0	-	-

Project 3:

Private Investment Undertaken (See Instructions)		-	\$ -
Public Investment Undertaken		-	\$ -
Ratio of Private/Public Investment	0	-	-

Project 4:

Private Investment Undertaken (See Instructions)		-	\$ -
Public Investment Undertaken		-	\$ -
Ratio of Private/Public Investment	0	-	-

Project 5:

Private Investment Undertaken (See Instructions)		-	\$ -
Public Investment Undertaken		-	\$ -
Ratio of Private/Public Investment	0	-	-

Project 6:

Private Investment Undertaken (See Instructions)		-	\$ -
Public Investment Undertaken		-	\$ -
Ratio of Private/Public Investment	0	-	-

Section 5 Notes

FY 2022

Name of Redevelopment Project Area

Cicero/Stevenson

General Notes

(a) Each actual or estimated Public Investment reported here is, to the extent possible, comprised only of payments financed by tax increment revenue, and may include interest amounts paid to finance the Public Investment amount. In contrast, each actual or estimated Private Investment reported here is, to the extent possible, comprised of payments financed by revenues that are not tax increment revenues and, therefore, may include private equity, private lender financing, private grants, other public monies, or other local, state or federal grants or loans.

(b) Each amount reported here under Public Investment Undertaken, Total Estimated to Complete Project, is the maximum amount of payments financed by tax increment revenue that could be made pursuant to the corresponding Project's operating documents, but not including interest that may later be payable on developer notes, and may not necessarily reflect actual expenditures, if any, as reported in Section 3 herein. The total public investment amount ultimately made under each Project will depend upon the future occurrence of various conditions, including interest that may be payable on developer notes as set forth in the Project's operating documents.

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2022

Name of Redevelopment Project Area:

Cicero/Stevenson

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

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

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement

* see footnote on following page

** see footnote on following page

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

The number increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of approval of the redevelopment agreement

^ see footnote on following page

^ see footnote on following page

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, if any:

N/A

Section 6 Notes

FY 2022

Name of Redevelopment Project Area:

Cicero/Stevenson

General Notes

Section 6.2:

* All RDAs shown were entered into during or after FY 2022. The number of jobs is limited to permanent, full-time or full-time-equivalent, jobs that are either required or indicated as aspirational in the RDA and are anticipated to be created or retained at some time during the term of the RDA. Jobs that are part-time, construction, temporary or seasonal are not shown. RDAs are removed once the job covenant ends or the RDA is terminated. RDAs with no jobs covenant are not shown. TIFWorks and similar job training programs are not shown.

** The number of jobs shown is limited to those created or retained, cumulatively, from the year the RDA was entered into through the end of the reporting year.

Section 6.3:

^ All RDAs shown were entered into during or after FY 2022. The amount of increment increase projected is the cumulative amount that is projected to be created for all PINs in the RDA over the term of the RDA. RDAs are removed once the RDA is terminated. RDAs involving tax-exempt properties and those with no increment increase projected by the City over the term of the respective RDA, are not shown.

^^ The amount shown is the increase in cumulative PIN increment collected from the year the RDA was entered into through the end of the reporting year, to the extent the information is available from tax records.

SECTION 7 [Information in the following sections is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

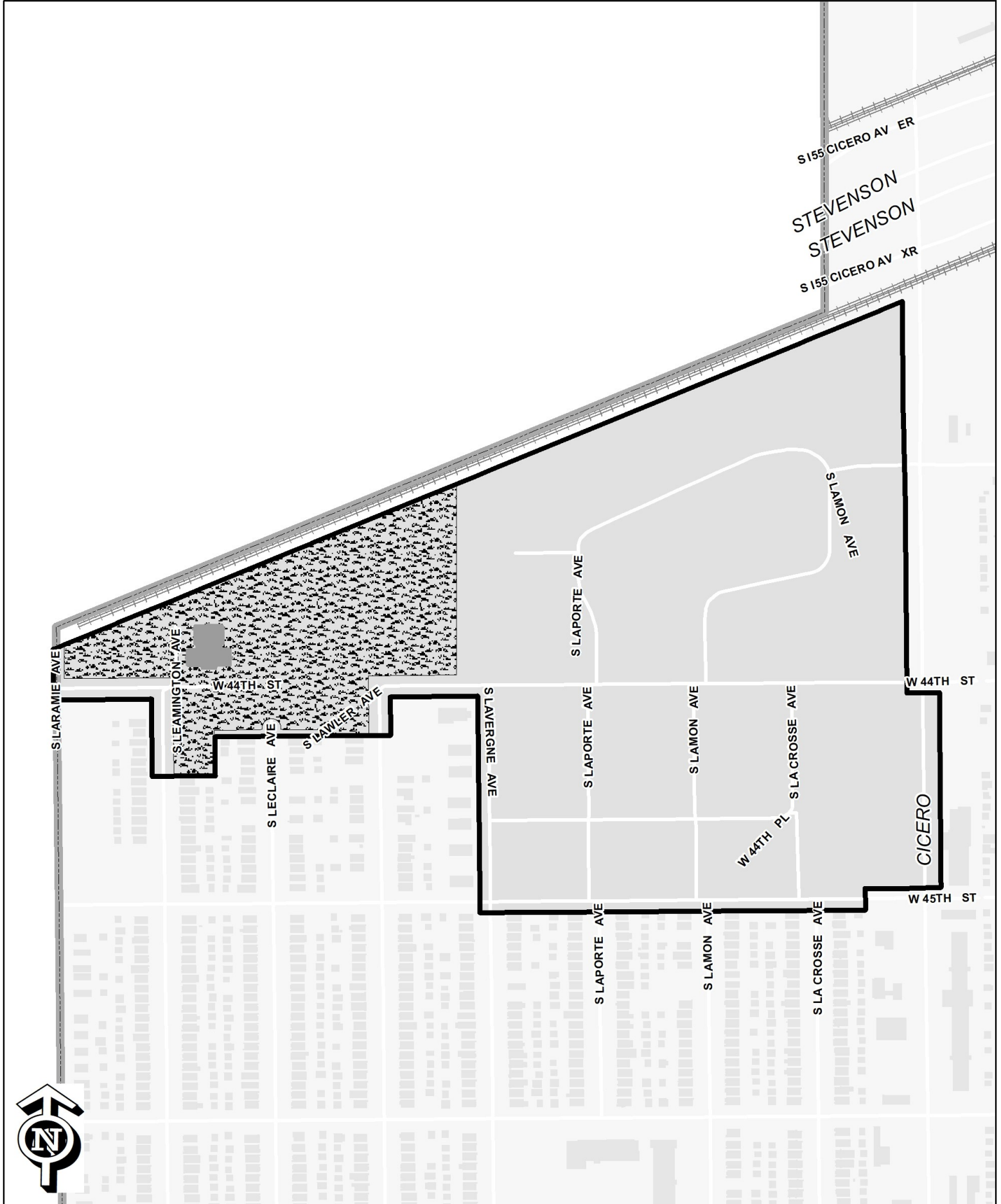
Name of Redevelopment Project Area:

Cicero/Stevenson

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

Cicero/Stevenson TIF Annual Report



FIN

ATTACHMENT A



OFFICE OF THE MAYOR
CITY OF CHICAGO

LORI E. LIGHTFOOT
MAYOR

May 23, 2022

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the approval of the Cicero/Stevenson TIF Redevelopment Plan and Project.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor



AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS
APPROVING A REDEVELOPMENT PLAN
FOR THE CICERO/STEVENSON
REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the Cicero/Stevenson Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project attached hereto as Exhibit A (the "Plan"); and

WHEREAS, by authority of the Mayor and the City Council of the City (the "City Council," referred to herein collectively with the Mayor as the "Corporate Authorities") and pursuant to Section 5/11-74.4-5(a) of the Act, the City's Department of Planning and Development established an interested parties registry and, on December 21, 2021 published in a newspaper of general circulation within the City a notice that interested persons may register in order to receive information on the proposed designation of the Area or the approval of the Plan; and

WHEREAS, notice of a public meeting (the "Public Meeting") was made pursuant to notices from the City's Commissioner of the Department of Planning and Development, given on dates not less than 15 days before the date of the Public Meeting: (i) on January 11, 2022 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 (ii) with a good faith effort, on January 11, 2022 by regular mail to all residents and 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 the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area), which to the extent necessary to effectively communicate such notice, was given in English and in other languages; and

WHEREAS, the Public Meeting was held in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on January 27, 2022 at 6:00 p.m. via Zoom; and

WHEREAS, the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since January 26, 2022, being a date not less than 10 days before the meeting of the Community Development Commission of the City (the "Commission") at which the Commission adopted Resolution 22-CDC-4 on February 8, 2022 fixing the time and place for a public hearing (the "Hearing"), at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was sent by mail on February 9, 2022, which is

within a reasonable time after the adoption by the Commission of Resolution 22-CDC-4 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on February 9, 2022, by publication in the Chicago Tribune on March 15 and March 17, 2022, and by certified mail to taxpayers within the Area on March 15, 2022; and

WHEREAS, a meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on March 3, 2022 at 10:00 a.m., to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on April 5, 2022; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 22-CDC-10 attached hereto as Exhibit B, adopted on April 5, 2022, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, the Corporate Authorities have reviewed the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study), testimony from the Public Meeting and the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

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

Section 2. The Area. The Area is legally described in Exhibit C attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit D attached hereto and incorporated herein. The map of the Area is depicted on Exhibit E attached hereto and incorporated herein.

Section 3. Findings. The Corporate Authorities hereby make the following findings as required pursuant to Section 5/11-74.4-3(n) of the Act:

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) 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 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted, 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. The Plan will not result in displacement of residents from inhabited units.

Section 4. Approval of the Plan. The City hereby approves the Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 5. Powers of Eminent Domain. In compliance with Section 5/11-74.4-4(c) of the Act and with the Plan, the Corporation Counsel is authorized to negotiate for the acquisition by the City of parcels contained within the Area. In the event the Corporation Counsel is unable to acquire any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire such parcels. Nothing herein shall be in derogation of any proper authority.

Section 6. Invalidity of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

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

Section 8. Effective Date. This ordinance shall be in full force and effect immediately upon its passage and approval.

LIST OF ATTACHMENTS

- Exhibit A: The Plan
- Exhibit B: CDC Resolution recommending to City Council approval of a redevelopment plan, designation of a redevelopment project area and adoption of tax increment allocation financing
- Exhibit C: Legal Description of the Area
- Exhibit D: Street Location of the Area
- Exhibit E: Map of the Area

EXHIBIT A

THE PLAN

(Attached)

**CICERO/STEVENSON
TAX INCREMENT FINANCING
REDEVELOPMENT AREA PROJECT AND PLAN**

**Prepared for:
The City of Chicago, Illinois**

January 25, 2022

**City of Chicago
Lori Lightfoot, Mayor**

**Department of Planning and Development
Maurice D. Cox, Commissioner**

Prepared by:

**Ernest R. Sawyer Enterprises, Inc.
100 North LaSalle St., Suite 1515
Chicago, Illinois 60602**

**This plan is subject to review and may be revised after comment and public
hearing**

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1. INTRODUCTION

This document is to serve as the redevelopment plan (hereinafter referred to as the "Plan"), pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) as amended, (the "Act") for the Cicero/Stevenson Redevelopment Project Area located on the south west side of the City of Chicago, Illinois (the "City"). The area is currently a vacant 65 acre tract of vacant land that is in need of infrastructure repair and improvements. The Project Area is generally bounded by the Interstate 55 Stevenson Expressway ("I-55") and the Canadian National Railroad on the north, Cicero Avenue on the east, 45th Street on the south, and Laramie and Lavergne Avenues on the west (the "Project Area") (See **Figure 1. Community Context Map** and **Figure 2. Project Area Boundary Map**, included in Appendix A). A legal description of the Project Area is included in Appendix B.

Along with the Chicago Housing Authority (the "CHA"), the City is committed to providing housing that promotes the health and vitality of neighborhoods and a supportive environment that enables people to improve their quality of life. In furtherance of this effort, the CHA has approved the selection of LeClaire Partners, LLC (the "Developer"), a development team of Cabrera Capital and The Habitat Company, to oversee the redevelopment of the Project Area. The redevelopment project is comprised of three development zones and includes housing, retail, and commercial components. The LeClaire Courts Working Group, which includes former LeClaire Courts residents, community members and other key stakeholders, will work with the Developer in guiding the planning and implementation of the Plan.

The Plan summarizes the analyses and findings of Ernest R. Sawyer Enterprises, Inc. (the "Consultant") which, unless otherwise noted, is the responsibility of the Consultant. The City is entitled to rely on the findings and conclusions of this Plan in designating the Project Area as a redevelopment project area under the Act. The Consultant has prepared this Plan and the related eligibility study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant has obtained the necessary information so that the Plan and the related eligibility study will comply with the Act.

The Plan presents certain factors, research and analysis undertaken to document the eligibility of the Project Area for designation as a redevelopment project area as defined in the Act. The need for public intervention, goals and objectives, land use policies, and other policy materials are presented in the Plan. The results of a study documenting the eligibility of the Project Area as a blighted area are presented in *Appendix C, Cicero/Stevenson Tax Increment Financing Eligibility Study* (the "Eligibility Study").

Tax Increment Financing

In adopting the Act, the Illinois State Legislature pursuant to Section 5/11-74.4-2(a) found that:

...there exists in many municipalities within this State blighted, conservation and industrial park conservation areas as defined herein;

and pursuant to Section 5/11-74.4-2(b) also found that:

...in order to promote and protect the health, safety, morals and welfare of the public, that blighted conditions need to be eradicated... and that redevelopment of such areas be undertaken... The eradication of blighted areas... by redevelopment projects is hereby declared to be essential to the public interest.

In order to use tax increment financing, a municipality must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a "blighted area," "conservation area" or "industrial park conservation area." A redevelopment plan must then be prepared pursuant to Sections 65 ILCS 5/11-74.4-3, et seq. of the Act, which describes the development or redevelopment program intended to be undertaken to reduce or eliminate those conditions which qualified the redevelopment project area as a "blighted area," "conservation area," or combination thereof, or "industrial park conservation area," and thereby enhance the tax base of the taxing districts which extend into the redevelopment project area.

For the purposes of the Plan, in order to be adopted, a municipality seeking to qualify a redevelopment project area as a "blighted area," must find that a plan meets the following conditions pursuant to Section 5/11-74.4-3(n) of the Act:

(1) The redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan, provided, however, that such a finding shall not be required with respect to any redevelopment project area located within a transit facility improvement area established pursuant to Section 11-74.4-3.3; (2) the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality; and (3) the redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs. Those dates may not be later than the dates set forth under Section 11-74.4-3.5.

Under Section 5/11-74.4-3(o) of the Act, a redevelopment project means any public or private development projects in furtherance of the objectives of the redevelopment plan. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and

to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental Property Tax(es)" are derived from the increase in the current equalized assessed value (EAV) of real property within the redevelopment project area over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate to arrive at the Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following:

- (a) net revenues of all or part of any redevelopment project;
- (b) taxes levied and collected on any or all property in the municipality;
- (c) the full faith and credit of the municipality;
- (d) a mortgage on part or all of the redevelopment project; or
- (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax increment financing does not generate tax revenues. This financing mechanism allows the municipality to capture, for a certain number of years, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. This revenue is then reinvested in the area through rehabilitation, developer subsidies, public improvements, and other eligible redevelopment activities. All taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when (1) annual Incremental Property Taxes received exceed principal and interest obligations for that year, (2) all redevelopment project costs necessary to implement the redevelopment plan have been paid, and (3) such excess Incremental Property Taxes are not otherwise required, pledged or are in any way designated for other redevelopment projects. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

The CHA authorized an evaluation to determine whether a portion of the City, to be known as the Cicero/Stevenson Tax Increment Financing District, qualifies for designation as a redevelopment project area pursuant to the provisions contained in the Act. If the Project Area is so qualified, CHA requested the preparation of a redevelopment plan for the Project Area in accordance with the requirements of the Act.

2. PROJECT AREA DESCRIPTION

Cicero/Stevenson Redevelopment Project Area Overview

The Project Area is within the Garfield Ridge Community Area, approximately 10 miles southwest of downtown Chicago. Garfield Ridge stretches from Harlem Avenue on the west to a line four blocks east of Cicero Avenue on the east, and from 59th Street on the south to I-55 on the north. The land in this community area was annexed to Chicago gradually in the 19th and 20th centuries, though its population grew slowly before surging in the 1920s after experiencing industrial development, a new streetcar line on Archer Avenue, and the construction of Midway International Airport. The area's population peaked in the 1970s after the loss of traffic at Midway in favor of O'Hare Airport caused a decline in jobs and population.

The Project Area comprises currently vacant land where the previous LeClaire Courts public housing complex once stood. The Chicago Housing Authority's ("CHA") LeClaire Courts development was initially built in 1950, expanded in 1954, and consisted of approximately 600 units of low-rise rowhomes. It was once one of the most desirable public housing projects in Chicago and was the first project in the state to be managed by its residents in 1987. However, after several decades of insufficient funding for public housing maintenance, the buildings gradually deteriorated and became obsolete to the point where renovation was far more costly than building new structures up to modern building codes and standards. By 2009 a large percentage of units were already vacant and the remaining residents were relocated to allow for demolition of the the entire complex. The demolition was completed in 2011. Now the intent of the CHA and the City is to facilitate the comprehensive redevelopment of the Project Area into a thriving mixed-income neighborhood of residential and commercial uses.

The Project Area is approximately 65 acres in size, including streets and rights-of-way. There are a total of 19 parcels and 17 tax blocks within the Project Area. The Project Area consists entirely of vacant land and public park land and is generally bounded by I-55 and the Canadian National Railroad on the north, 45th Street on the south, Cicero Avenue on the east, and Laramie and Lavergne Avenues on the west (See **Figure 3. Existing Land Use Map**).

The immediate neighborhood is a mixed-use area, with Chicago Midway International Airport residential apartments and single-family homes being the dominant land uses. There are commercial uses along Cicero Avenue, and clusters of industrial uses situated north of Interstate 55, a few blocks west of the Project Area, and also a few blocks east of Cicero Avenue. These industrial clusters are generally light industrial in nature, predominantly consisting of warehouse, distribution and logistics facilities, but several heavy industry sites are located north of I-55.

There has been limited new residential construction activity in this area over the past 15 years, most of which has consisted of affordable and mixed income apartment

development. The current population within a 3-mile radius of the Project Area is 308,812, and the average household size is 3.5 which is larger than the overall Chicago average household size of 2.54 (in 2019). Population in the area has decreased marginally since the 2010 census, and this trend is projected to continue over the next five years. By comparison, population in the Chicago MSA is projected to increase slightly.

Median household income is \$50,911, which is 12.5 percent lower than the median household income of the City, which was \$58,247 in 2019. Residents within a 3-mile radius have a lower level of educational attainment than those of the Chicago MSA, while median owner-occupied home values are also lower.

The Project Area has not attracted any private investment projects in at least 11 years. As a result of these conditions, the Project Area is in need of public intervention. In recognition of the unrealized potential of the Project Area, the City and the CHA are taking action to facilitate its revitalization.

The Act defines two sets of eligibility criteria under which a vacant area may qualify as a blighted area (Vacant Area Option A criteria and Vacant Area Option B criteria). Vacant Area Option A criteria are defined in the Act as six factors for vacant areas, such that the presence of two or more of these factors qualifies an area as a vacant blighted area (the "Vacant Blighted Area Option A Factors"). The Vacant Area Option B criteria are defined in the Act as six stand-alone factors for vacant areas, such that the presence of any one of these factors qualifies an area as a vacant blighted area (the "Vacant Blighted Area Option B Factors"). The Project Area is characterized by the following two Vacant Blighted Area Option A Factors and one Vacant Blighted Area Option B Factor for a vacant blighted area under Section 5/11-74.4-3(a)(3) of the Act:

Vacant Blighted Area Option A Factors:

- Obsolete platting; and
- The area has incurred Illinois Environmental Protection Agency remediation costs for the cleanup of hazardous wastes, hazardous substances, and the remediation costs constitute a material impediment to the redevelopment of the redevelopment project area.

Vacant Blighted Area Option B Factor:

- The Study Area qualified as a blighted improved area immediately prior to becoming vacant unless there has been substantial private investment in the immediately surrounding area.

The Study Area so qualifies due to the meaningful presence and reasonable distribution of the following six improved area factors, prior to becoming vacant:

- Dilapidation;
- Obsolescence;
- Deterioration;

- Presence of structures below minimum code standards;
- Excessive vacancies; and
- Environmental clean-up costs were necessary and were incurred.

The Project Area, as a whole, has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Plan. The *Eligibility Study*, attached hereto as *Appendix C*, provides evidence of the Project Area current conditions and the conditions prior to demolition, and concludes that the property within the Project Area is experiencing deterioration and disinvestment. The analysis of conditions within the Project Area indicate that it is appropriate for designation as a redevelopment project area in accordance with the Act.

The purpose of the Plan is to create a mechanism to allow for a large neighborhood revitalization effort on Chicago's southwest side and foster economic opportunity for the local community and beyond. The Cicero/Stevenson development will further support CHA's right of return for previously displaced residents from the former LeClaire Courts, fulfill a vital need for affordable housing in Chicago, bring new retail and/or grocery and health care options to the area, create new construction and permanent jobs for residents, and generate new sales and property tax revenue. The development of the Project Area is also expected to encourage residential and economic revitalization in the surrounding area.

The Plan has been formulated in accordance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Project Area that are assisted with tax increment financing.

3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A BLIGHTED AREA

The Project Area, on the whole, has not been subject to significant growth and development through investment by private enterprise. Based on the conditions present, the Project Area is not likely to be comprehensively or effectively developed without the adoption of the Plan. A series of studies were undertaken to establish whether the proposed Project Area is eligible for designation as a blighted area in accordance with the requirements of the Act. This analysis concluded that the Project Area so qualifies.

The Project Area is comprised of vacant land and a public park and the sound growth of Project Area is impaired by the following Vacant Blighted Area factors as set forth in *Section 11.74.4-3(a)(3)(F)* of the Act:

Vacant Blighted Area Option A Factors:

- Obsolete platting; and
- The area has incurred Illinois Environmental Protection Agency remediation costs for the cleanup of hazardous wastes, hazardous substances, and the remediation costs constitute a material impediment to the redevelopment of the redevelopment project area.

Vacant Blighted Area Option B Factor:

- The Project Area qualified as a blighted improved area immediately prior to becoming vacant unless there has been substantial private investment in the immediately surrounding area.
 - The Project Area so qualifies due to the meaningful presence and reasonable distribution of the following six improved area factors, prior to becoming vacant:
 - Dilapidation;
 - Obsolescence;
 - Deterioration;
 - Presence of structures below minimum code standards;
 - Excessive vacancies.
 - Environmental clean-up costs were necessary and were incurred.

Consequently, immediately prior to the Project Area becoming vacant, the Project Area qualified as a blighted improved area, as set forth in *Section 11.74.4-3(a)(1)* of the Act. For more detail on the basis for eligibility, refer to the Eligibility Study in *Appendix C*.

Need for Public Intervention

Given the documented blighting factor, and lack of development within the Project Area now spanning over 10 years, the overall redevelopment of the Project Area would not reasonably be expected to occur without public intervention and the adoption of the Plan.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

Comprehensive and coordinated investment in new public and private improvements and facilities is essential for the successful redevelopment of the Project Area. Redevelopment of the Project Area will benefit the City through improvements in the physical environment, an increased tax base, and additional employment opportunities. This section identifies the general goals and objectives adopted by the City for redevelopment of the Project Area. Section 5 presents more specific redevelopment activities that the City plans to undertake to achieve the goals and objectives presented in this section.

General Goals

As previously stated, the purpose of the Plan is to create a mechanism to allow for the neighborhood revitalization effort on Chicago's southwest side and foster economic opportunity for the local community and beyond. The Cicero/Stevenson development will further support CHA's right of return for previously displaced residents from LeClaire Courts, fulfill a vital need for affordable housing in Chicago, bring new grocery and health care options to the area, create new construction and permanent jobs for residents, and generate new sales and property tax revenue. The development of the Project Area is expected to encourage residential and economic revitalization in the surrounding area.

- Create a vibrant mixed-income community with both residential and commercial uses.
- Reactivate long-vacant land into a lively, active mixed-use development.
- Offer a range of affordable and market rate housing opportunities that intersect with commercial amenities, safe neighborhoods, good schools and supportive services.
- Ensure safe, sustainable and quality housing that serves as the building block for residential wellbeing and a vibrant community.
- Coordination with City departments and other public agencies to carefully leverage public resources and activities to maximize private investment and public benefit.

Development Objectives

- Encourage private investment.
- Create affordable housing opportunities and provide opportunities for former LeClaire Courts CHA residents to return to the Project Area.
- Direct development activities to appropriate locations within the Project Area in accordance with the land use plan and general land use strategies.
- Facilitate development of underutilized property for uses that have demonstrated market support.

- Encourage the development of new commercial and retail uses that serve the Project Area and surrounding communities.
- Promote the hiring of local residents.
- Strengthen the economic well-being of the Project Area.
- Encourage visually attractive buildings, appropriate rights-of-way, and encourage high standards of design.
- Utilize open space where appropriate.
- Encourage accessibility for people with disabilities.

Overall Design Objectives

- Establish design standards for mixed use commercial, residential, and retail development to ensure compatible high-quality development.
- Develop a series of connected open spaces.
- Create high quality, pedestrian friendly streets.
- Create multi-modal corridors that allow for smooth transitions to and from the various parcels within the development.
- Identify streets, walking paths and park like seating with the appropriate signage to guide residents/visitors throughout the Project Area smoothly.

5. REDEVELOPMENT PLAN

The Redevelopment Plan proposes to achieve its redevelopment goals and objectives for the Project Area using public financing techniques, including tax increment financing, and by undertaking some or all the following actions:

Site Assembly

To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan.

Intergovernmental Agreements and Redevelopment Agreements

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

Analysis, Professional Services and Administrative Activities

The City may undertake or engage professional consultants, engineers, architects, attorneys, and others to conduct various analyses, studies, administrative or legal services to establish, implement, and manage the Plan.

Financing Costs Pursuant to the Act

Interest on any obligations issued under the Act accruing during the estimated period of construction of the redevelopment project and other financing costs may be paid from the incremental tax revenues pursuant to the provisions of the Act.

Interest Costs Pursuant to the Act

Pursuant to the Act, the City may allocate a portion of the incremental tax revenues to pay or reimburse developers for interest costs incurred in connection with redevelopment activities in order to enhance the redevelopment potential of the Project Area.

6. REDEVELOPMENT PROJECT DESCRIPTION

Mixed Use Redevelopment

Mixed use commercial and residential redevelopment is proposed for all of the Project Area. Neighborhood open space and community facilities shall be incorporated into the overall development pattern as appropriate.

Affordable Housing

The Plan envisions creation of a mixed-income, mixed use community, including a significant number of units dedicated to former residents of the prior LeClaire Courts CHA development as well as other units that will be affordable to households with incomes below the area median income.

The City requires that developers who receive TIF assistance for market rate housing set aside 20 percent of the units to meet affordability criteria established by the City's Department of Planning and Development or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 100 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 60 percent of the area median income.

Public Improvements

The creation of public infrastructure and facilities are needed to complement and attract private sector investment. Infrastructure improvements for the Project Area may include:

- Construction and dedication of streets to provide adequate access to individual properties;
- Sidewalks and other pedestrian-friendly amenities;
- Street lighting;
- Water and sewer infrastructure;
- Recreation areas;
- Public facilities that meet the needs of the community.

7. GENERAL LAND USE PLAN AND MAP

Figure 4. General Land Use Plan (see Appendix A), identifies land use policies to be pursued in the implementation of the Plan. The land use categories planned for the Project Area are mixed use, public park/open space, and institutional.

Mixed uses are planned for most of the vacant land where the former LeClaire Courts housing complex stood. The mixed use category is intended to be flexible and include residential, office, retail, other commercial and recreational uses.

Institutional uses are designated for the land associated with PIN number 19-04-404-037, which has been acquired by an institution that plans to build a charter school.

The existing LeClaire–Hearst Public Park is designated as public park/open space, and this park will continue to benefit the surrounding neighborhood residents as well as future new residents and occupants of the redeveloped area within the TIF.

The general land use plan will complement the existing low-density character of the neighborhood, which consists mainly of residential uses with supporting commercial and light industrial uses, as well as institutional uses. See **Figure 5. Community Facilities**.

The land uses proposed for the Project Area are consistent with the redevelopment goals of this Plan and are generally consistent with existing zoning or zoning that will be approved near the time of the adoption of the Plan. The Land Use Plan is intended to serve as a broad guide for land use and redevelopment policy. The plan is general in nature to allow adequate flexibility to respond to shifts in the market and private investment.

8. REDEVELOPMENT PLAN FINANCING

Tax increment financing is an economic development tool designed to facilitate the development of blighted areas and to prevent decline in areas that may become blighted without public intervention. It is expected that tax increment financing will be an important means, but not the only means of financing improvements and providing development incentives in the Project Area throughout its 23-year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided.

It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.

Redevelopment Project Costs

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan (the "Redevelopment Project Costs").

In the event the Act is amended after the date of the approval of this Plan by the City Council to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table 1 or otherwise adjust the line items in Table 1 without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

1. Eligible Redevelopment Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Plan pursuant to the Act. Such costs may include, without limitation, the following:

a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding

lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;

b) The costs of marketing sites within the Project Area to prospective businesses, developers and investors;

c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

e) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification subject to the limitations in Section 11-74.4-3(q)(4) of the Act;

f) Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the Project Area;

g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;

h) To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

i) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;

j) Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);

k) Payment in lieu of taxes, as defined in the Act;

l) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;

m) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
5. up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

n) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the City may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project

that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act;

o) The costs of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

p) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

q) If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Estimated Redevelopment Project Costs

A range of activities and improvements may be required to implement the Plan. The proposed eligible activities and their estimated costs over the life of the Project Area are briefly described below and shown in *Table 1, Estimated Redevelopment Project Costs*.

1. Professional services including planning studies, legal, surveys, real estate marketing costs, fees and other costs related to the implementation and administration of the Plan. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, development site marketing, financial and special service costs.
2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by the CHA and private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of the Plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment.

3. Costs of Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures.
4. Costs of Construction of public improvements, infrastructure, and facilities. These improvements are intended to improve access within the Project Area, stimulate private investment and address other identified public improvement needs, and may include all or a portion of a taxing district's eligible costs within the Project Area, in accordance with the requirements of the Act.
5. TIF may be provided to developers for up to 50 percent of the cost of construction, renovation or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under this paragraph, pursuant to the Act.
6. Relocation costs.
7. Job Training, Retraining, and Welfare to Work Programs, for businesses located within the Project Area implementing such programs.
8. Interest costs related to redevelopment projects, pursuant to the provisions of the Act.
9. Provision of day care services as provided in the Act.
10. Financing costs, including but not limited to the issuance of tax increment allocation revenue obligations.

The estimated total eligible project cost over the life of the Project Area is approximately **\$80 million**. All project cost estimates are in 2022 dollars. Any bonds or other tax increment allocation revenue obligations issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Plan.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

**TABLE 1
ESTIMATED REDEVELOPMENT PROJECT COSTS**

Eligible Expense	Estimated Cost
1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$ 2,000,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	4,000,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs	30,500,000
4. Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ^[1]	20,000,000
5. Relocation Costs	1,500,000
6. Job Training, Retraining, Welfare-to-Work	7,000,000
7. Interest Subsidy	10,000,000
8. Day Care Services	5,000,000
TOTAL REDEVELOPMENT COSTS ^{[2] [3] [4]}	\$ 80,000,000

¹This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

²Total Redevelopment Project Costs represent an upper limit on expenditures that are to be funded using tax increment revenues and exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs. Within this limit, adjustments may be made in line items without amendment to this Plan, to the extent permitted by the Act.

³The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

⁴All costs are in 2022 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor. Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which revenues are received.

The Project Area may be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, shall not at any time exceed the total redevelopment project costs described in this Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1 *et seq.*). If the City finds that the goals, objectives, and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City and the furtherance of the purposes of the Plan that net revenues from the Project Area be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, or other areas described in the preceding paragraph, shall not at any time exceed the total redevelopment project costs described in *Table 1, Estimated Redevelopment Project Costs* of this Plan.

Issuance of Obligations

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

The Initial Equalized Assessed Valuation of Properties

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Project Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and Incremental Property Taxes of the Project Area. The 2020 EAV of all taxable parcels in the Project Area is \$0. This total EAV amount, by PIN, is summarized in Appendix D.

The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk and shall become the Certified Initial EAV from which all Incremental Property Taxes in the Project Area will be calculated by Cook County. The Plan has utilized the EAVs for the 2020 tax year. If the 2021 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 2020 EAV with the 2021 EAV.

Anticipated Equalized Assessed Valuation

By tax year 2045 (collection year 2046) and following substantial completion of the Cicero/Stevenson Redevelopment Project, the EAV of the Project Area is estimated to be approximately \$82 million. The estimated value is based on several key assumptions

including: 1) substantial development of residential and commercial properties in the project area will occur over the next five to ten years; 2) all undeveloped land will be built with new development; 3) an estimated annual inflation rate in EAV of 2.5% through 2045, realized in triennial assessment years only; and 4) a state equalization factor for Cook County of 3.2234 (based on the most recent value for the 2020 tax year), which is used in all years to calculate the EAV.

Real estate tax revenues resulting from increases in the EAV, over and above the Certified Initial EAV established with the adoption of the Plan, will be used to pay eligible redevelopment costs in the Project Area. Following termination of the redevelopment project area, the real estate tax revenues attributable to the increase in the EAV over the Certified Initial EAV will be distributed to all taxing districts levying taxes against property located in the Project Area. Successful implementation of the Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted conditions and substantially improve the long-term economic value of the Project Area.

Financial Impact on Taxing Districts

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. In this instance, property which has been tax exempt for decades will now become taxable. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following taxing districts levy taxes against properties within the Project Area:

Cook County. Cook County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of highways within the County.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and Cook County for the education, pleasure and recreation of the public. There are no Cook County Forest Preserve District facilities located within the boundaries of the Project Area.

Metropolitan Water Reclamation District of Greater Chicago ("Metropolitan Water Reclamation District"). This district provides the main trunk lines for the collection of wastewater from cities, villages and towns, and for the treatment and disposal thereof.

Chicago Community College District 508. This district is a unit of the state of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

City of Chicago Library Fund ("Chicago Library Fund"). General responsibilities of the Chicago Library Fund include the provision, maintenance and operation of the City's library facilities. There are no public library facilities within the Project Area.

City of Chicago. The City is responsible for the provision of a wide range of municipal services, including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; building, housing and zoning codes, etc.

Board of Education of the City of Chicago ("Board of Education"). General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of educational services for kindergarten through twelfth grade.

Chicago Park District and Chicago Park District Aquarium & Museum Bonds. The Chicago Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. There is one public park in the Project Area—LeClaire Courts-Hearst Park at 5120 West 44th Street—located in the western portion of the Project Area.

Impact of the Redevelopment Project and Plans to Address Increased Demand for Services or Capital Improvements

Redevelopment of the Project Area may result in changes to the level of required public services. The required level of these public services will depend upon the uses that are ultimately included within the Project Area. Although the specific nature and timing of the private investment expected to be attracted to the Project Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Plan.

When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees. The costs of some services such as water and sewer service, building inspections, etc. are typically covered by user charges. However, others are not and should be subtracted from the estimate of property tax revenues to assess the net financial impact of the Plan on the affected taxing districts.

Metropolitan Water Reclamation District. The development of new residential and commercial properties in the Project Area will cause increased demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Project Area can be adequately served by existing treatment facilities maintained and operated by the Metropolitan Water

Reclamation District. Therefore, no special program is proposed for the Metropolitan Water Reclamation District.

City of Chicago. The development of new residential and commercial properties in the Project Area will increase the demand for services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, and other programs.

It is expected that any increase in demand for City services and programs associated with the Project Area can be adequately handled by existing City, police, fire protection, sanitary collection and recycling services and programs maintained and operated by the City. Therefore, no special programs are proposed for the City.

Board of Education. The development of new residential properties in the Project Area is expected to cause an increase in the number of school age children that will require services and programs provided by the Board of Education.

Over the next ten years, the potential residential development program for the Project Area includes approximately 650 new residential units. For the purpose of estimating potential school-age children, the City assumes the Project Area residential units will be similar to suburban occupancy levels, so child-per-unit metrics found in Chicago suburban municipal ordinances are utilized herein. The estimated number of students generated by the redevelopment project over a ten-year period is approximately 155 elementary and middle school age children and 51 high school age children, for a total of 206 school age children.

It is anticipated that the number of school age children to be generated by redevelopment within the Project Area can be sufficiently accommodated by the existing facilities provided by the Board of Education. The City and the Board of Education will monitor development in the Project Area to ensure that residents are adequately served and any increased demand for services and capital improvements provided by the Board of Education are addressed.

Other Taxing Districts. It is expected that any increase in demand for Chicago Park District, Chicago Library Fund, Cook County, Cook County Forest Preserve District, and Chicago Community College District 508's services and programs associated with the Project Area can be adequately served by existing services and programs maintained and operated by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts.

Completion of the Redevelopment Project and Retirement of Obligations to Finance Redevelopment Project Costs

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (assuming adoption in 2022, by December 31, 2046).

9. PROVISIONS FOR AMENDING THE PLAN

The Plan may be amended pursuant to the provisions of the Act.

10. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION

The City and CHA are committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) Redevelopers must meet the City's standards for participation of 26 percent Minority Business Enterprises and 6 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D) Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

11. HOUSING IMPACT

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that such displacement will not result from the Redevelopment Plan, the City must prepare a housing impact study and incorporate the study in the redevelopment project and plan.

The Project Area contains zero residential units.

Based on the assessment above, the City certifies that no displacement of residents will occur as a result of the Redevelopment Plan. Therefore, a full housing impact study has not been undertaken as part of this Redevelopment Plan.

APPENDIX A

**CICERO/STEVENSON
REDEVELOPMENT PROJECT AREA**

FIGURES 1-5

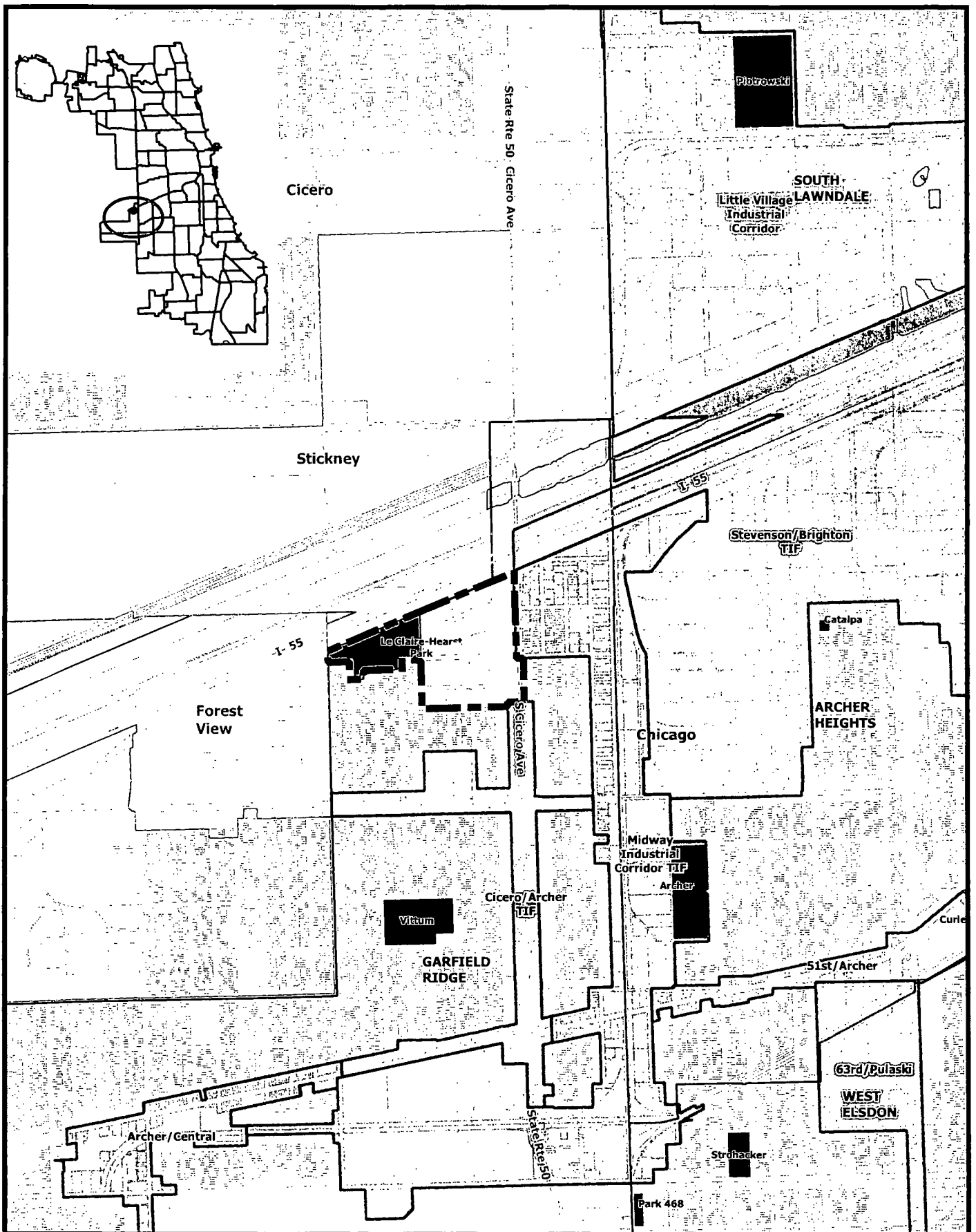


Figure 1. Community Context
Cicero/Stevenson TIF



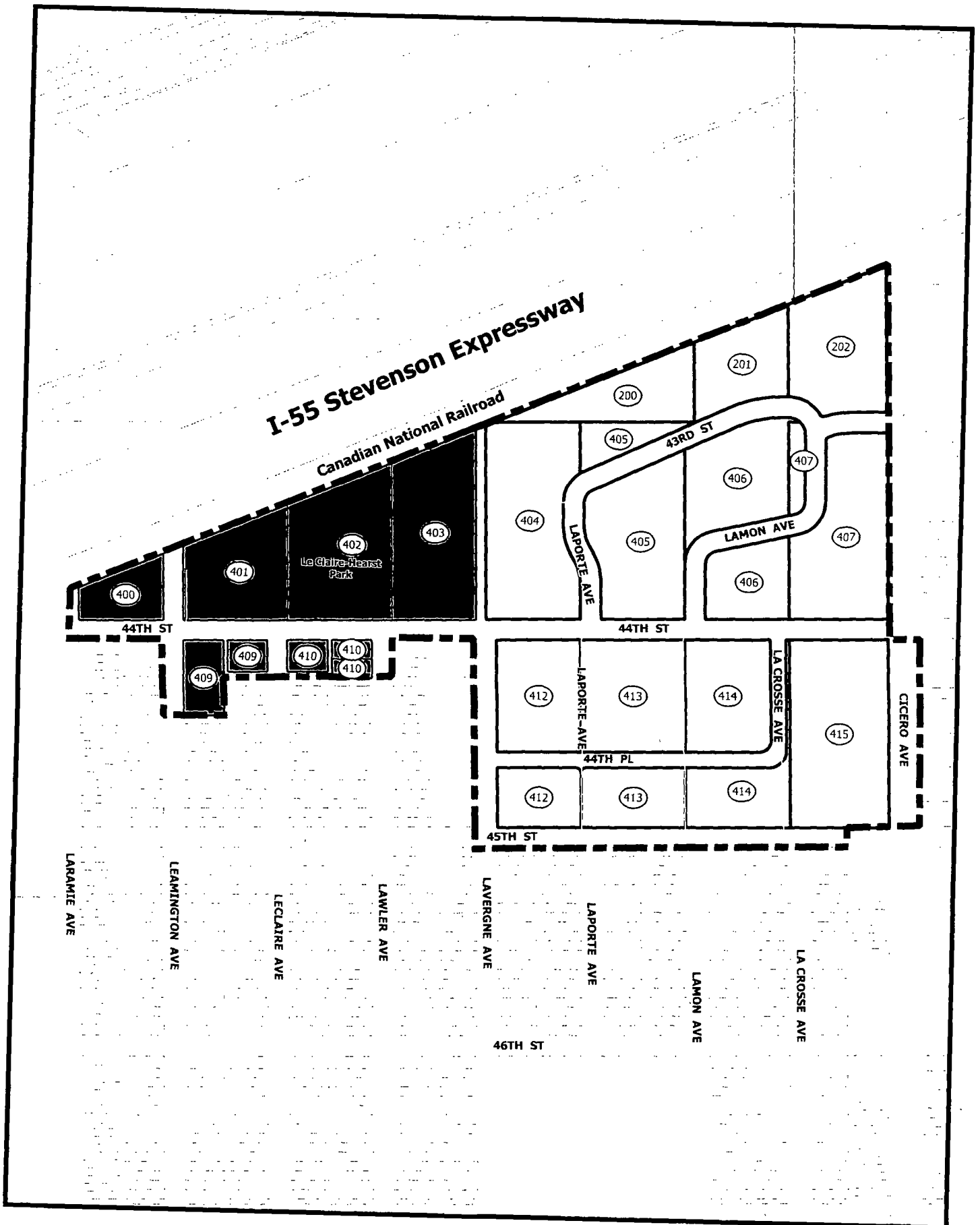


Figure 2. Project Area Boundary

Cicero/Stevenson TIF



 Project Area Boundary
 Block Number

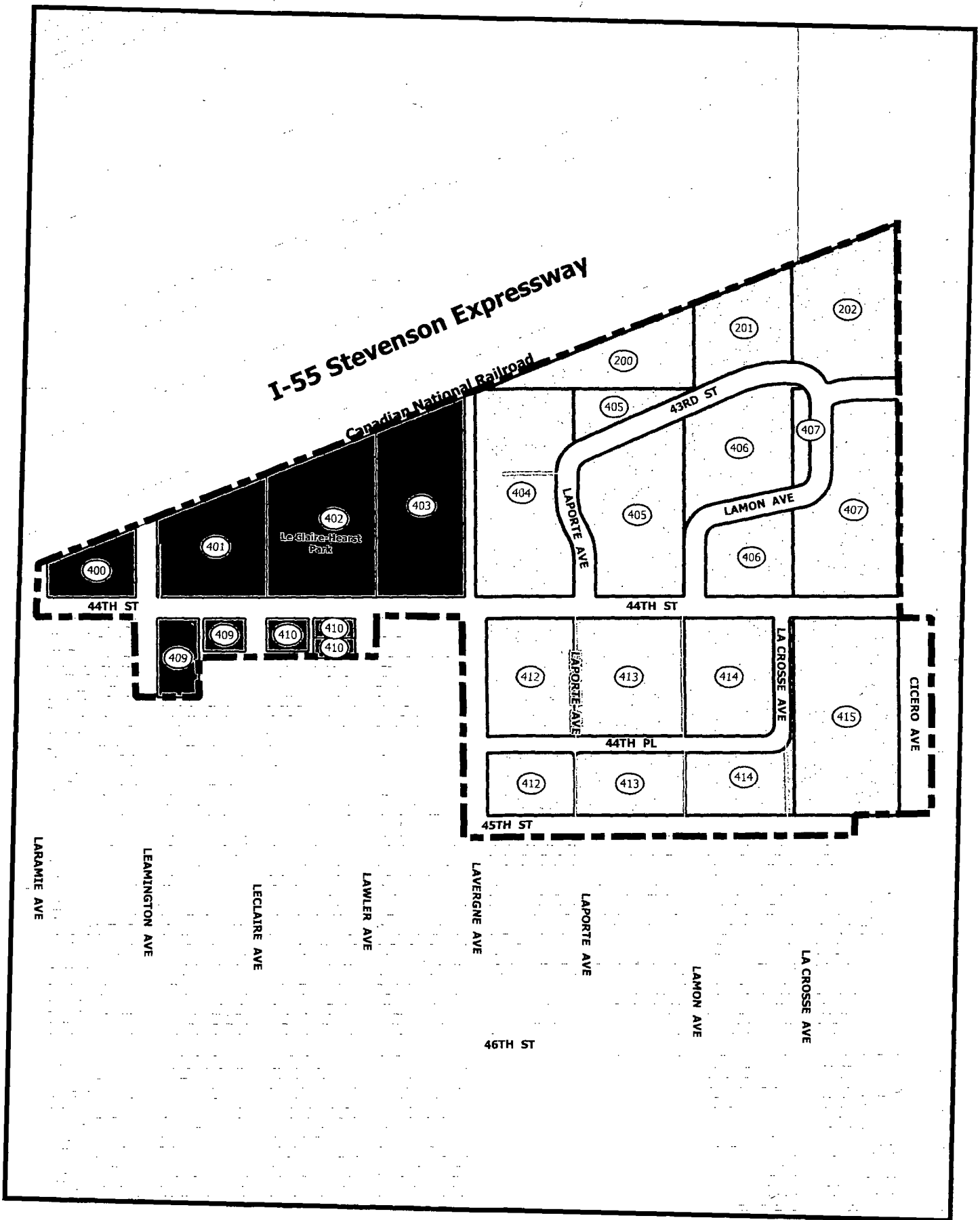






Figure 3. Existing Land Use
Cicero/Stevenson TIF

Prepared By: ERS Enterprises, Inc. (May 2021)



-  Project Area Boundary
-  Vacant Parcels
-  Public Park-Open Space
-  Block Numbers

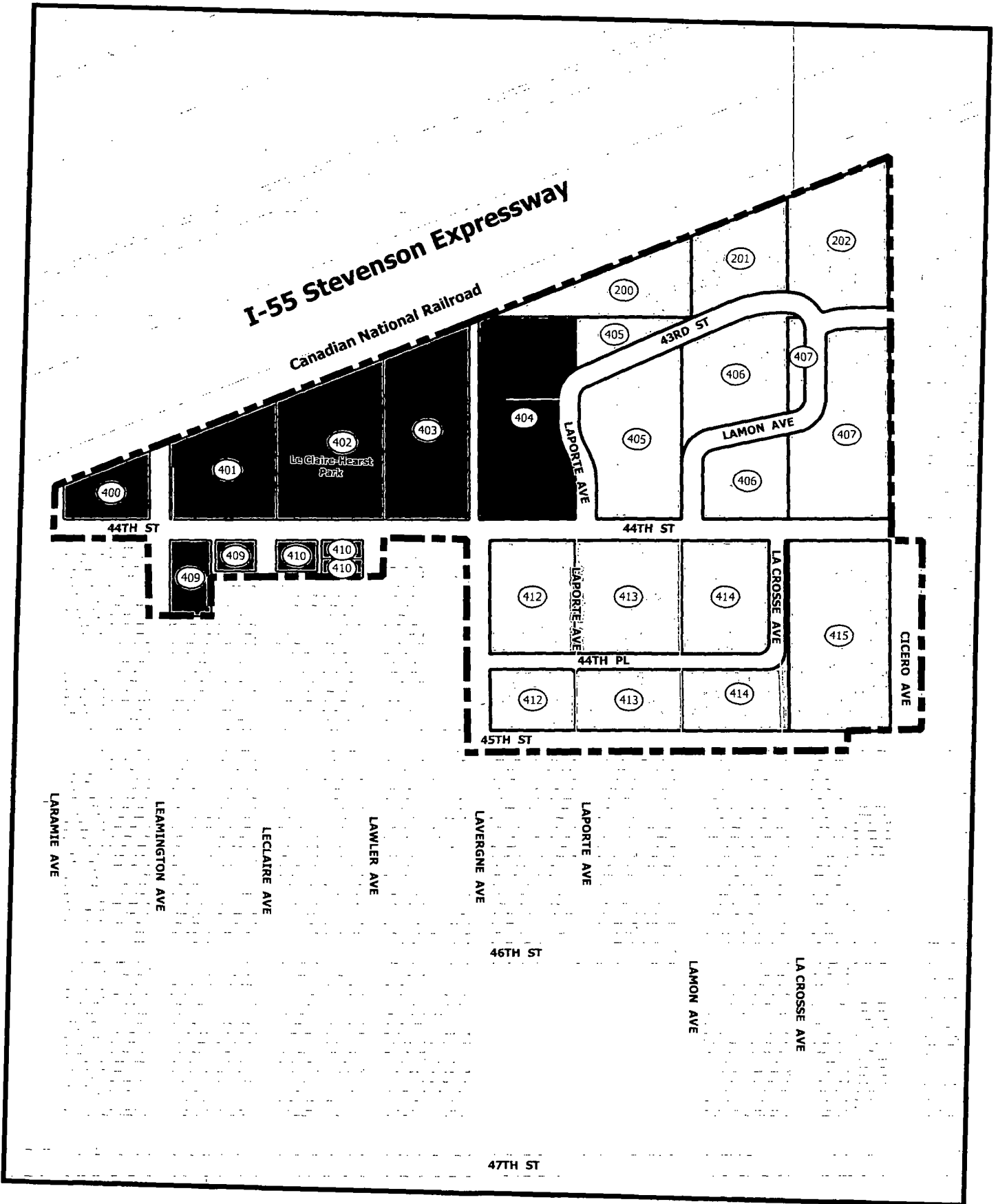







Figure 4. General Land Use Plan

Cicero/Stevenson TIF



-  Project Area Boundary
-  Mixed Use
-  Public Park-Open Space
-  Institutional
-  Block Number

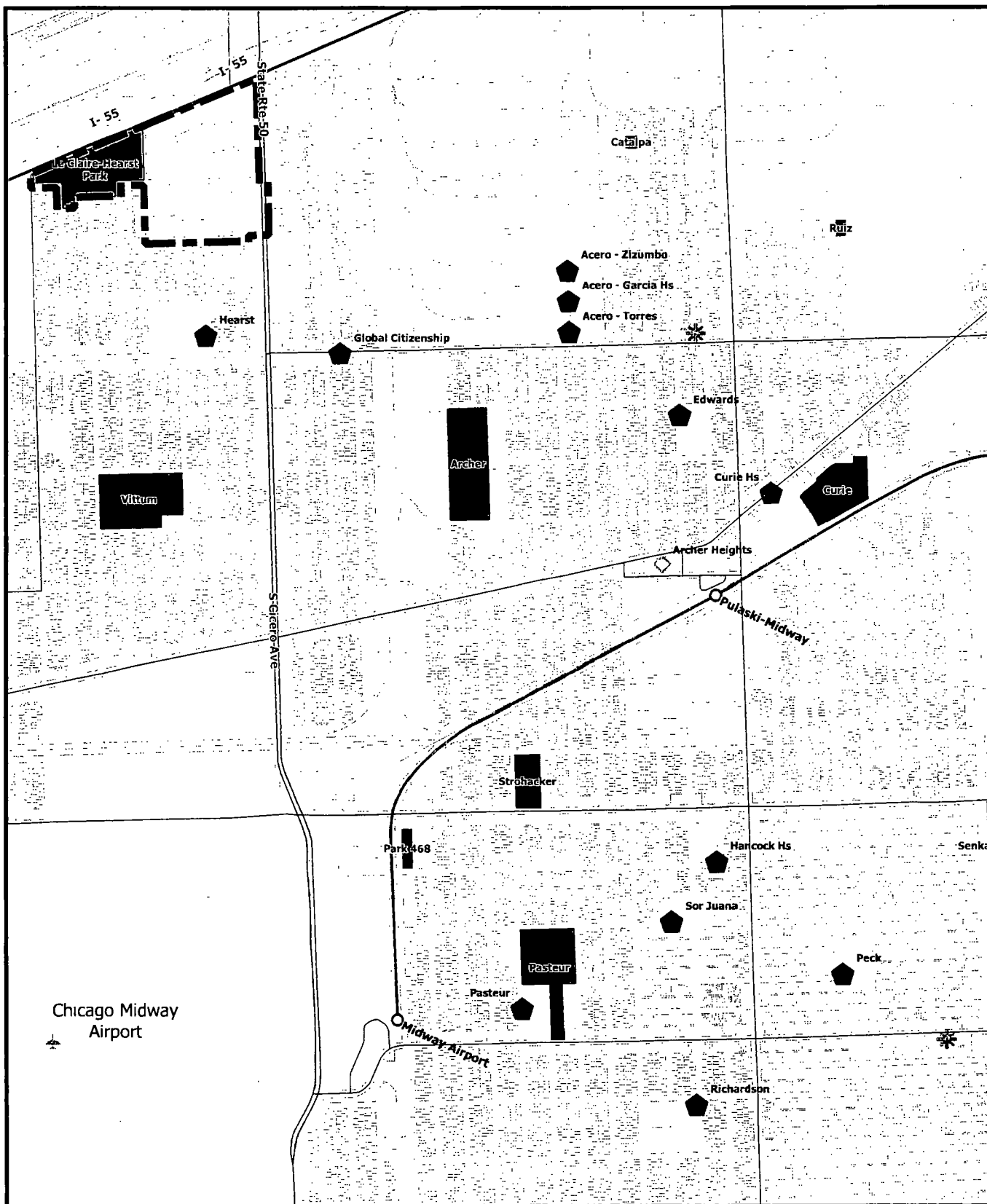


Figure 5. Community Facilities
Cicero/Stevenson TIF



- Project Area Boundary
- Public Park-Open Space
- Chicago Public Schools
- Libraries
- Fire Stations
- CTA Rail Lines
- Orange Line
- CTA Bus Routes
- CTA Rail Stations
- Metra Rail Line

APPENDIX B

CICERO/STEVENSON REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

LAND DESCRIPTION OF THE LECLAIRE SITE TIF DISTRICT:

A TRACT OF LAND IN THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF S. CICERO AVENUE AND THE SOUTH LINE OF W. 44TH STREET, BEING ALSO THE NORTHEAST CORNER OF BLOCK 5 IN FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE EAST CROSSING SAID S. CICERO AVENUE TO THE INTERSECTION OF THE EAST LINE OF SAID S. CICERO AVENUE, AS WIDENED AND THE SOUTH LINE OF SAID W. 44TH STREET; THENCE SOUTH ON SAID EAST LINE OF S. CICERO AVENUE, AS WIDENED TO THE INTERSECTION WITH THE NORTH LINE OF W. 45TH STREET; THENCE WEST CROSSING SAID S. CICERO AVENUE TO THE INTERSECTION WITH THE WEST LINE OF SAID S. CICERO AVENUE AND THE SAID NORTH LINE OF W. 45TH STREET, BEING ALSO THE SOUTHEAST CORNER OF SAID BLOCK 5 IN FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE CONTINUING WEST ON THE NORTH LINE OF SAID W. 45TH STREET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 20 OF SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE SOUTH ON SAID NORTHERLY PROJECTION CROSSING SAID W. 45TH STREET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID W. 45TH STREET, BEING ALSO THE NORTHEAST CORNER OF LOT 40 IN SAID BLOCK 20; THENCE WEST ON SAID SOUTH LINE OF W. 45TH STREET CROSSING S. LA CROSSE AVENUE, S. LAMON AVENUE, S. LAPORTE AVENUE, AND S. LAVERGNE AVENUE TO THE INTERSECTION WITH THE WEST LINE OF SAID S. LAVERGNE AVENUE, BEING ALSO THE NORTHEAST CORNER OF BLOCK 16 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE NORTH CROSSING SAID W. 45TH STREET TO THE INTERSECTION WITH THE NORTH LINE OF SAID W. 45TH STREET, BEING THE SOUTHEAST CORNER OF BLOCK 9 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE CONTINUING NORTH ON SAID WEST LINE OF S. LAVERGNE AVENUE TO THE INTERSECTION WITH THE SOUTH LINE OF SAID W. 44TH STREET, BEING ALSO THE NORTHEAST CORNER OF SAID BLOCK 9; THENCE WEST ON THE SOUTH LINE OF SAID W. 44TH STREET TO THE INTERSECTION WITH THE EAST LINE OF S. LAWLER AVENUE, BEING ALSO THE NORTHWEST CORNER OF SAID BLOCK 9; THENCE SOUTH ON SAID EAST LINE OF S. LAWLER AVENUE TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE SOUTH LINE OF LOT 3 IN BLOCK 10 OF SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE WEST ON SAID EASTERLY PROJECTION CROSSING SAID S. LAWLER AVENUE AND CONTINUING ON THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE CROSSING THE NORTH-SOUTH 16 FOOT ALLEY IN SAID BLOCK 10 TO THE SOUTHEAST CORNER OF LOT 34 IN SAID BLOCK 10; THENCE CONTINUING WEST ON THE SOUTH LINE OF SAID LOT 34 TO THE SOUTHWEST CORNER OF SAID LOT, BEING ALSO A POINT ON THE EAST LINE OF S. LECLAIRE AVENUE; THENCE WEST CROSSING SAID S. LACLAIRE AVENUE TO THE SOUTHEAST CORNER OF LOT 3 IN BLOCK 11 OF SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, BEING A POINT ON THE WEST LINE OF SAID S. LACLAIRE AVENUE; THENCE WEST ON THE SOUTH LINE OF SAID LOT 3 IN BLOCK 11 AND THE WESTERLY PROJECTION THEREOF CROSSING THE NORTH-SOUTH ALLEY IN SAID BLOCK 11 TO THE WEST LINE OF SAID NORTH-SOUTH ALLEY; THENCE SOUTH ON THE WEST LINE OF SAID NORTH-SOUTH ALLEY TO THE SOUTHEAST CORNER OF LOT 30 IN SAID BLOCK 11; THENCE WEST ON THE SOUTH LINE OF SAID LOT 30 TO THE SOUTHWEST CORNER OF SAID LOT, BEING A POINT ON THE EAST LINE OF S. LEAMINGTON AVENUE; THENCE WEST CROSSING SAID S. LEAMINGTON AVENUE TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 12 OF SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, BEING A POINT ON THE WEST LINE OF SAID S. LEAMINGTON AVENUE; THENCE NORTH ON THE WEST LINE OF SAID S. LEAMINGTON AVENUE TO THE INTERSECTION WITH THE SAID SOUTH LINE OF W. 44TH STREET, BEING ALSO THE NORTHEAST CORNER OF SAID BLOCK 12; THENCE WEST ON THE SOUTH LINE OF SAID W. 44TH STREET TO THE INTERSECTION WITH THE CENTERLINE OF S. LARAMIE AVENUE, BEING ALSO THE WEST LINE OF THE EAST HALF OF SAID SECTION 4; THENCE NORTH ON SAID CENTERLINE OF S. LARAMIE AVENUE AND THE WEST LINE OF SAID EAST HALF OF SECTION 4, TO THE INTERSECTION WITH THE SOUTH LINE OF THE CANADIAN NATIONAL RAILWAY (FORMERLY THE GULF, MOBILE AND OHIO RAILROAD); THENCE NORTHEAST ON THE SOUTH LINE OF SAID CANADIAN NATIONAL RAILWAY TO THE INTERSECTION WITH THE WEST LINE OF S. CICERO AVENUE, AS WIDENED; THENCE SOUTH ON SAID WEST LINE OF S. CICERO AVENUE, AS WIDENED AND THE WEST LINE OF SAID S. CICERO AVENUE CROSSING W. 43RD STREET AND SAID W. 44TH STREET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

SAID LAND DESCRIPTION OF THE LECLAIRE SITE TIF DISTRICT TRACT CONTAINING 65 ACRES, MORE OR LESS.

SURVEY PREPARED FOR
CHICAGO HOUSING AUTHORITY

TO BE MAILED TO
CAROL D STUBBLEFIELD
Neal and Leroy, LLC
20 S Clark St Ste 2050
Chicago, Illinois 60603

SHEET 2 OF 2



AMERICAN
SURVEYING & ENGINEERING, P.C.
30 N LaSalle Street Suite 3440 / Chicago, IL 60602
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Illinois Professional Design Firm No. 184-003192

CDOT # 04-22-21-3998

APPENDIX C
CICERO/STEVENS
TAX INCREMENT FINANCING
ELIGIBILITY STUDY

**CICERO/STEVENSON
TAX INCREMENT FINANCING
ELIGIBILITY STUDY**

The City of Chicago, Illinois

January 25, 2022

City of Chicago
Lori Lightfoot, Mayor

Department of Planning and Development
Maurice D. Cox, Commissioner

Prepared by:
Ernest R. Sawyer Enterprises, Inc.
100 North LaSalle Street, Suite 1515
Chicago, Illinois 60602

1. INTRODUCTION

The purpose of this report entitled, the Cicero/Stevenson *Tax Increment Financing Eligibility Study*, (the "**Eligibility Study**") is to determine whether approximately 65 acres of land located on the southwest side of the City of Chicago (the "**City**") qualifies for designation as redevelopment project area based on findings for a "**conservation area**," and/or a "**blighted area**" within the requirements set forth in the Tax Increment Allocation Redevelopment Act (the "**Act**"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.* as amended.

The irregularly shaped area examined in this Eligibility Study is generally bounded by the Canadian National Railroad on the north; Cicero Avenue on the east; 45th Street on the south; and Lavergne and Laramie Avenues on the west. This area is referred to in this document as the Cicero/Stevenson Tax Increment Financing Study Area (the "**Study Area**"). The boundaries of the Study Area are shown on a map entitled **Figure A, Study Area Boundary**.

The findings and conclusions presented in this report are based on surveys, documentation, and analyses conducted by Ernest R. Sawyer Enterprises, Inc. ("**ERS**" or the "**Consultant**") for the Study Area. This report summarizes the analyses and findings of the Consultant's work, which is the responsibility of the Consultant. The Consultant has prepared this report with the understanding that the City would rely 1) on the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) on the fact that the Consultant has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

The determination of whether the Study Area qualifies for designation as redevelopment project area based on findings of the area as a conservation area, or a blighted area, or a combination of both, pursuant to the Act is made by the City of Chicago after careful review and consideration of the conclusions contained in this Eligibility Study.

Tax Increment Financing and Vacant Area Eligibility Criteria

The Tax Increment Allocation Redevelopment Act (the "**Act**") permits municipalities to induce redevelopment of eligible "blighted," "conservation" or "industrial park conservation areas" in accordance with an adopted redevelopment plan. The Act stipulates specific procedures, which must be adhered to, in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. Under 65 ILCS 5/11-74.4-3(p), the Act defines a "redevelopment project area" as:

"... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area, conservation area or industrial park conservation area, or combination of both blighted and conservation areas."

In adopting the Act, the Illinois State Legislature found that:

1. ...there exists in many municipalities within this State blighted, conservation and industrial park conversation areas... (at 65 ILCS 5/11-74.4-2(a)); and
2. ...the eradication of blighted areas and treatment and improvement of conservation areas... by redevelopment projects is hereby declared to be essential to the public interest (at 65 ILCS 5/11-74.4-2(b)).

The legislative findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare, and morals of the public. The Act specifies certain requirements, which must be met before a municipality may proceed with implementing a redevelopment project, in order to ensure that the exercise of these powers is proper and in the public interest.

Before the tax increment financing ("TIF") technique can be used, the municipality must first determine that the proposed redevelopment area qualifies for designation as a "blighted area," "conservation area," or "industrial park conservation area." Based on the conditions present, this Eligibility Study (the "Study") finds that the Study Area qualifies for designation as a blighted area.

As set forth in the Act, a blighted area is:

"any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

Vacant Blighted Area Option A Factors

*(1) If **vacant**, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:*

- a. *Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements or platting that failed to create rights-of-way for streets or alleys or that crated inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easement for public utilities.*
- b. *Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.*

- c. *Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.*
- d. *Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.*
- e. *The area has incurred Illinois Environmental Protection Agency or United State Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*
- f. *The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.*

Vacant Blighted Area Option B Factors

(2) *If **vacant**, the sound growth of the redevelopment project area is impaired by any **one** of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:*

- a. *The area consists of one or more unused quarries, mines, or strip mine ponds.*
- b. *The area consists of unused rail yards, rail tracks, or railroad rights-of-way.*
- c. *The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.*

- d. *The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.*
- e. *Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area), and the area meets at least one (1) of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.*
- f. *The area qualified as a blighted improved area immediately prior to becoming vacant unless there has been substantial private investment in the immediately surrounding area.”*

Improved Area Eligibility Criteria

Under Section 11-74.4-3 of the Act, an improved area qualifies as a blighted area if industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following 13 factors, each of which is (i) present, with that presence documented, to a meaningful extent so that the City may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Project Area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Environmental remediation costs have been incurred or are required
12. Lack of community planning
13. Declining or lagging rate of growth of total equalized assessed valuation

As long as a factor is present to a meaningful extent and reasonably distributed throughout the improved part of the Project Area, it is not required that the factor apply to every parcel within the Project Area.

2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the blighting factors listed in the Act are present in the Study Area, and if so, to what extent and in which locations.

In order to accomplish this evaluation, the following tasks were undertaken:

1. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, and fences.
2. Analysis of existing land uses and their relationships to the surroundings.
3. Analysis of the current platting and current parcel size and layout.
4. Analysis of real estate assessment and ownership data.
5. Review of previously prepared plans, studies and data;
6. Review of HUD/CHA Demolition Authorization Reports.
7. Review of CHA documentation of environmental remediation costs.

The site conditions survey of the Study Area was undertaken in December 2020 and again in November 2021 to identify the presence of eligibility factors.

The Study Area consists of the LeClaire–Hearst Park and vacant land. The existing land uses are shown in **Figure B: Existing Land Use**.

3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY FACTORS

The Act establishes different eligibility factors for improved property versus vacant land. Property within the Study Area consists exclusively of vacant land.

Improved property includes parcels that contain buildings, structures, parking areas or other physical improvements. Improved property may include single parcels or multiple parcels under single or common ownership. Landscaped yards, open space or other ancillary functions may also be classified as improved property for the purposes of the eligibility analysis if they are obviously accessory to an adjacent building (primary use).

For vacant land, either two Vacant Blighted Area Option A Factors or one Vacant Blighted Area Option B Factor must be meaningfully present and reasonably distributed with respect to the vacant land.

Summary of Study Area Eligibility

This eligibility study finds that the Study Area qualifies for designation as a vacant blighted area under two of the criteria contained in the Act. The Study Area qualifies as a vacant blighted area due to the meaningful presence and reasonable distribution of two of the qualifying Vacant Blighted Area Option A Factors and one of the Vacant Blighted Area Option B Factors.

The following Vacant Blighted Area Option A Factors were found to be meaningfully present and reasonably distributed within the Study Area:

- Obsolete platting; and
- The area has incurred Illinois Environmental Protection Agency remediation costs for the cleanup of hazardous wastes, hazardous substances, and the remediation costs constitute a material impediment to the redevelopment of the redevelopment project area.

The following Vacant Blighted Area Option B Factor was found to be meaningfully present and reasonably distributed within the Study Area:

- The Study Area qualified as a blighted improved area immediately prior to becoming vacant unless there has been substantial private investment in the immediately surrounding area.

These factors were all found to be meaningfully present and reasonably distributed throughout the Study Area, as indicated in **Figure C: Distribution of Blighting Factors**.

Eligibility Criteria Analysis

The Study Area consists of two subareas—the 8 tax parcels of LeClaire-Hearst Park and the 11 tax parcels of the vacant area, which is the area where the former LeClaire Courts CHA development was sited prior to its demolition (“Vacant Area”). The park is included in the Study Area as this public resource will benefit from inclusion in the redevelopment project area.

Vacant Area Eligibility Analysis

Vacant Blighted Area Option A Factors

The vacant portion of the Project Area must exhibit a combination of 2 or more of the 6 Vacant Area Option A factors listed below for qualification as a blighted area under the criteria set forth in the Act.

- a. *Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easement for public utilities.*

Obsolete platting is found throughout the 11 parcels of the vacant area. Most of the parcels are of irregular shapes and are configured in a way that would be difficult to develop on a planned basis in a manner compatible with current development standards. One parcel (PIN 19-04-200-015-0000) has no access to any road or street right of way. Six other parcels are split by a street in a way that would be difficult or impossible to develop without subdivision and reconfiguration of adjacent parcels. In the area south of 44th Street, the existing street called LaPorte Avenue lies within a tax parcel (PIN 19-04-413-037-0000) and there is no right-of-way provided in the platting. In addition, the curvilinear roads north of 44th Street are laid out in a way that does not easily allow for a comprehensive mixed-use redevelopment of the area. Any redevelopment of the area will require removal and reconfiguring of most of the existing streets north of 44th Street.

Finding: Obsolete platting of vacant land is meaningfully present and reasonably distributed through the Vacant Area.

- b. *Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.*

Finding: Diversity of Ownership is not present in the Vacant Area.

- c. *Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.*

All parcels in the Study Area are tax-exempt so this factor does not apply.

Finding: Tax and special assessment delinquencies is not present in the Vacant Area.

- d. *Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.*

Some of the large vacant properties east of Cicero exhibit deteriorated site conditions. However, most of the adjacent properties to the south along 45th Street are well maintained residences, and this is also true of the large property adjacent on the east side of Cicero Avenue—Symphony at Midway.

Finding: Deterioration of Adjacent Improvements is not present to a meaningful extent in the Vacant Area.

- e. *The area has incurred Illinois Environmental Protection Agency or United State Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*

Prior to the demolition of the LeClaire Courts CHA residential buildings, a comprehensive analysis of the buildings revealed the presence of asbestos, lead paint, and extensive mold. Therefore as part of the demolition methodology, an expensive remediation process was conducted to remove the asbestos, and then the lead and mold, strictly adhering to the requirements of the U.S. and Illinois Environmental Protection Agencies. CHA reports indicate that all of the buildings contained lead and asbestos.

The asbestos abatement was completed separately as part of the demolition and was documented in weekly reports as well as reports submitted by the environmental consultant and abatement contractor. The other hazards were removed and disposed as part of the demolition waste according to demolition regulatory requirements.

The CHA documented costs of \$1,151,858 just for the asbestos abatement, with the subsequent demolition costing an additional \$2.8 million for the LeClaire Courts Extension buildings (51 of the 106 buildings). These remediation costs constitute a material impediment to the redevelopment of the area, as such costs must be recovered by the CHA in the redevelopment as part of prudent stewardship of public funds. The need for TIF funding in order to facilitate redevelopment of the project area stems partly from the need to recover these spent costs.

Finding: Incurred Environmental Remediation Costs as a factor is meaningfully present and reasonably distributed throughout the Vacant Area.

- f. *The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.*

All parcels in the Study Area are tax-exempt so this factor does not apply.

Finding: Declining or Lagging EAV is not present in the Vacant Area.

Summary Finding: The Vacant Area exhibits the presence of two (2) of the six (6) Vacant Blighted Area Option A Factors listed in Section 11-74.4-3(a)(2) of the Act for qualification as a blighted vacant area. Two are required for qualification as a vacant blighted area. The factors found present are:

- Obsolete Platting
- Environmental Remediation Costs Have Been Incurred/Are Required

Each of these factors is present to a meaningful extent and is reasonably distributed throughout the vacant part of the Study Area.

Vacant Blighted Area Option B Factors

The Vacant Area must exhibit any one of the Vacant Blighted Area Option B Factors listed below for qualification as a blighted area under the criteria set forth in the Act.

- a.** The area consists of one or more unused quarries, mines, or strip mine ponds.

Finding: This factor is not present within the Vacant Area.

- b.** The area consists of unused rail yards, rail tracks, or railroad rights-of-way.

Finding: This factor is not meaningfully present within the Project Area.

- c.** The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

Finding: This factor is not present within the Vacant Area.

- d.** The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

Finding: This factor is not present within the Vacant Area.

- e.** Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

Finding: This factor is not present within the Vacant Area.

- f.** The area qualified as a blighted improved area immediately prior to becoming vacant unless there has been substantial private investment in the immediately surrounding area.

Finding: This factor is meaningfully present and reasonably distributed throughout the Vacant Area as documented by the information contained in CHA's demolition applications and approval by the U.S. Department of Housing and Urban Development (HUD).

ERS' analysis and findings of the presence of blighted improved area factors is discussed in detail in the next section.

Improved Area Eligibility Analysis (Prior to Becoming Vacant)

Description of the Improved Area Prior to Demolition

The LeClaire Courts public housing complex was built in two major phases from 1949 through 1954. The first phase, called "LeClaire Courts", consisted of 55 buildings and 316 units and the second phase—called "LeClaire Courts Extension"—added another 51 buildings and 300 units. Most of the residential units were two-story rowhouses and there were also several non-dwelling buildings including a gymnasium, community center and maintenance office. In total, prior to the demolition, the Study Area consisted of a total of 106 buildings with approximately 616 units.

In the year 2009, after several decades of insufficient funding for property maintenance and repairs, the vast majority of the residential units were vacant, severely deteriorated to the point where full renovation was extremely costly, and most units were unsuitable for habitation. These conditions were documented via retrieval of hundreds of pages of historical property reports and summarized in descriptions of property conditions in required applications for federal approval of the demolition.

The following is an excerpt from a U.S.HUD letter to the CHA, dated July 28, 2010, approving the CHA's request for permission to demolish the entire LeClaire Courts Extension (51 buildings), in a section explaining the "Reason for Action (Justification)". The excerpt summarizes the existing conditions and provides the necessary documentation for various Improved Area eligibility factors.

Excerpt from July 28, 2010 U.S. Housing and Urban Development letter of approval of demolition of LeClaire Courts Extension ("7/28/2010 HUD Demolition Approval Letter")

"The CHA proposed the demolition based on 24 CFR 970.15, which requires the PHA to certify that the project is obsolete as to physical condition, location, or other factors, making it unsuitable for housing purposes and no reasonable program of modifications is cost-effective to return the public housing project or portion of the project to useful life."

"The CHA conducted an assessment of the development because of the physical condition of the buildings and the low occupancy levels. From the assessment, it was determined that the amount of repairs needed to return the buildings to current

Chicago and CHA standards was economically infeasible. The rehabilitation would entail major upgrades and/or replacement of the mechanical, plumbing and electrical systems. Doors and windows, kitchen and bathroom components and all fixtures must be replaced. In addition extensive interior remediation and reconstruction would be required due to lead, asbestos, mold contamination and deteriorating interior walls and supports.”

The Total Development Cost (TDC) limit for the units proposed for demolition is calculated below. The Department used the TDC applicable at the time of submission of this demolition application.”

.....“The CHA provided the cost estimate for rehabilitation based on the existing condition of the buildings. The rehabilitation cost estimate for the 49 dwelling buildings is \$72,664,551, which is 96.1 of TDC. The rehabilitation cots estimate of the 2 non-dwelling buildings is \$4,021,251, which is 136.4 percent of TDC. The total rehabilitation cost estimate is \$76,685,802, which is 97.6 percent of TDC.

We concur with the CHA’s determination that the dwelling buildings are functionally obsolete due to out-dated kitchens and bathrooms. The non-dwelling buildings are functionally obsolete due to the mixed use of maintenance and gymnasium space and inadequate community space for a development of 291 family units. The rehabilitation cost for the dwelling and non-dwelling buildings exceed the current HUD standard of 57.14 percent of TDC to cure the physical deterioration of the buildings and no reasonable program of modifications is cost-effective to return the public housing project or portion of the project to useful life.”

Another section of the same July 28, 2010 HUD letter discusses the vacancy and relocation of residents:

“Relocation”

“When the application was developed and transmitted to the Department, all units proposed for demolition were vacant. The LeClaire Courts Extension development became 100 percent vacant on September 19, 2009. The buildings were closed due to the expiration of the of the Section 8 Housing Assistance Program (HAP) contract which ended September 30, 2009. The remaining 161 residents were given the option of relocating to other public housing units or using Housing Choice Vouchers which was consistent with the CHA’s relocation guidelines.”

The original 55 buildings of LeClaire Courts were operating under a different program than LeClaire Courts Extension buildings at that time and were not required to obtain approval from HUD for their demolition. CHA officials indicate that, prior to the demolition, all of the LeClaire Courts buildings were in very similar condition and vacancy as the LeClaire Courts Extension buildings, and thus the conditions were consistently present throughout the 106 building complex.

The following is the summary evaluation of the improved area eligibility factors that existed in the Study Area prior to demolition of the LeClaire Courts housing development, presented in the order in which they appear in the Act.

Dilapidation

Section 11-74.4-3(a)(1)(A) of the Act: "Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed."

Analysis: Prior to the demolition of the LeClaire Courts complex, virtually all of the structures had deteriorated to the extent that significant major repairs and renovations were necessary. After detailed physical inspections and financial analysis of the multiple building defects and deficiencies, the CHA came to the conclusion that the cost of fully repairing and renovation the structures would be infeasible and more costly and inefficient than building new and improved residential structures built to modern building codes.

As stated in the **7/28/2010 HUD Demolition Approval Letter**, "The rehabilitation would entail major upgrades and/or replacement of the mechanical, plumbing and electrical systems. Doors and windows, kitchen and bathroom components and all fixtures must be replaced. In addition extensive interior remediation and reconstruction would be required due to lead, asbestos, mold contamination and deteriorating interior walls and supports."

Finding: Dilapidation as a factor was meaningfully present and reasonably distributed throughout the Study Area immediately prior to becoming vacant.

Obsolescence

Section 11-74.4-3(a)(1)(B) of the Act: "Obsolescence. The condition or process of falling into disuse. Structures have become ill suited for the original use."

Analysis: Prior to the demolition of the LeClaire Courts complex, the vast majority of the structures and their residential units had deteriorated extensively and become vacant and unused. Over 70 percent of the units were vacant prior to the final relocation of the remaining residents from the limited number of still-functioning units. The vacant and severely deteriorated residential units core functioning systems had become outdated.

As stated in another section of the **7/28/2010 HUD Demolition Approval Letter**, "with the CHA's determination that the dwelling buildings are functionally obsolete due to out-dated kitchens and bathrooms. The non-dwelling buildings are functionally obsolete due to the mixed use of maintenance and gymnasium space and inadequate community space for a development of 291 family units."

Finding: Obsolescence as a factor was meaningfully present and reasonably distributed throughout the Study Area immediately prior to becoming vacant.

Deterioration

Section 11-74.4-3(a)(1)(C) of the Act: "Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces."

Analysis: As stated in the **7/28/2010 HUD Demolition Approval Letter**, "The rehabilitation would entail major upgrades and/or replacement of the mechanical, plumbing and electrical systems. Doors and windows, kitchen and bathroom components and all fixtures must be replaced. In addition extensive interior remediation and reconstruction would be required due to lead, asbestos, mold contamination and deteriorating interior walls and supports."

Finding: Deterioration as a factor was meaningfully present and reasonably distributed throughout the Study Area immediately prior to becoming vacant.

Presence of Structures Below Minimum Code Standards

Section 11-74.4-3(a)(1)(D) of the Act: "Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes."

Analysis: According to the documents provided by the CHA, prior to the demolition, most of the 106 buildings exhibited conditions that were not up to present standards of local, state, and federal building and fire codes. Most importantly, the majority of the units' mechanical, plumbing and electrical systems were damaged and below Chicago building codes (that were in effect at the time).

As stated in the **7/28/2010 HUD Demolition Approval Letter**, "...rehabilitation would entail major upgrades and/or replacement of the mechanical, plumbing and electrical systems. Doors and windows, kitchen and bathroom components and all fixtures must be replaced. In addition extensive interior remediation and reconstruction would be required due to lead, asbestos, mold contamination and deteriorating interior walls and supports."

Finding: The presence of structures below minimum code standards, as a factor, was meaningfully present and reasonably distributed throughout the Study Area, immediately prior to becoming vacant.

Illegal Use of Individual Structures

Section 11-74.4-3(a)(1)(E) of the Act: "Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards."

Analysis: CHA officials discussed and reported numerous incidents of illegal activities taking place in the vacant units, including vandalism, gang activity, and other more serious crimes. However, this illegal activity was not sufficiently documented to demonstrate that such activity was widespread throughout the complex.

Finding: Illegal use of individual structures, as a factor, was meaningfully present but was not documented as reasonably distributed throughout the Project Area, and thus is not a supporting factor for eligibility.

Excessive Vacancies

Section 11-74.4-3(a)(1)(F) of the Act: "Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies."

Analysis: In order to demolish the entire complex, 100 percent of the units had to be vacated. However, even prior to the final decision to demolish the complex and vacate the remaining residents and units, most of the buildings were already largely vacant.

As stated in the **7/28/2010 HUD Demolition Approval Letter**, in the section entitled Relocation, "When the application was developed and transmitted to the Department, all units proposed for demolition were vacant. The LeClaire Courts Extension development became 100 percent vacant on September 19, 2009. The buildings were closed due to the expiration of the of the Section 8 Housing Assistance Program (HAP) contract which ended September 30, 2009. The remaining 161 residents were given the option of relocating to other public housing units or using Housing Choice Vouchers which was consistent with the CHA's relocation guidelines."

Average occupancy per unit was well over 2 persons, so no more than 80 of the 291 units of the LeClaire Courts Extension were still occupied (72 percent vacant) prior to the final relocation of residents. Vacancy in the LeClaire Courts buildings was similar at that time. Any vacancy in a building over 20 percent is considered a detrimental vacancy level, and when many concentrated buildings have similar high vacancy levels, there is a strong adverse effect on the immediate and surrounding property.

Finding: Excessive vacancies, as a factor, was meaningfully present and reasonably distributed throughout the Study Area immediately prior to becoming vacant.

Lack of Ventilation, Light, or Sanitary Facilities

Section 11-74.4-3(a)(1)(G) of the Act: "Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building."

Analysis: No condition pertaining to a lack of ventilation, light, or sanitary facilities has been documented in the review of the CHA documentation of site and building conditions prior the demolition of the structures.

Finding: Lack of Ventilation, Light, or Sanitary Facilities, as a factor, was not documented as present in the Study Area and thus is not a supporting factor for eligibility.

Inadequate Utilities

Section 11-74.4-3(a)(1)(H) of the Act: "Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area."

Analysis: No condition pertaining to inadequate utilities has been documented in the review of the CHA documentation of site and building conditions prior todemolition of the structures.

Finding: Inadequate utilities, as a factor, was not documented as present in the Study Area and thus is not a supporting factor for eligibility.

Excessive Land Coverage & Overcrowding of Structures & Community Facilities

Section 11-74.4-3(a)(1)(I) of the Act: "Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions

warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.”

Analysis: No condition pertaining to “excessive land coverage and overcrowding of structures and community facilities” has been documented in the review of the CHA documentation of site and building conditions prior the demolition of the structures.

Finding: Excessive land coverage and overcrowding of structures and community facilities, as a factor, was not documented as present in the Study Area and thus is not a supporting factor for eligibility.

Deleterious Land Use or Layout

Section 11-74.4-3(a)(1)(J) of the Act: “Deleterious land-use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.”

Analysis: No condition pertaining to deleterious land use or layout has been documented in the review of the CHA documentation of site and building conditions prior the demolition of the structures.

Finding: Deleterious land use or layout, as a factor, was not documented as present in the Study Area and thus is not a supporting factor for eligibility.

Environmental Clean-Up

Section 11-74.4-3(a)(1)(K) of the Act: Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.”

Analysis: Prior to the demolition of the LeClaire Courts CHA residential buildings, a comprehensive analysis of the buildings revealed the presence of asbestos, lead paint, and extensive mold. Therefore as part of the demolition

methodology, an expensive remediation process was conducted to remove the asbestos, and then the lead and mold, strictly adhering to the requirements of the U.S. and Illinois Environmental Protection Agencies. CHA reports indicate that all of the buildings contained lead and asbestos.

The asbestos abatement was completed separately as part of the demolition and was documented in weekly reports as well as reports submitted by the environmental consultant and abatement contractor. The other hazards were removed and disposed as part of the demolition waste according to demolition regulatory requirements.

The CHA documented costs of \$1,151,858 just for the asbestos abatement, with the subsequent demolition and disposal of all materials costing an additional \$2.8 million for the LeClaire Courts Extension buildings (51 of the 106 buildings). These remediation costs constitute a material impediment to the redevelopment of the area, as such costs must be recovered by the CHA in the redevelopment as part of prudent stewardship of public funds. The need for TIF funding in order to facilitate redevelopment of the project area stems partly from the need to recover these spent costs.

Finding: Environmental clean-up, as a factor, was meaningfully present and reasonably distributed throughout the Study Area immediately prior to becoming vacant.

Lack of Community Planning

Section 11-74.4-3(a)(1)(L) of the Act: "Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning."

Analysis: No condition pertaining to lack of community planning has been documented in the review of the CHA documentation of site and building conditions prior to the demolition of the structures.

Finding: Lack of community planning, as a factor, was not documented as present in the Study Area and thus is not a supporting factor for eligibility.

Declining or Lagging Equalized Assessed Valuation

Section 11-74.4-3(a)(1)(M) of the Act: "The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated."

Analysis: All of the Study Area parcels have been tax-exempt for many years, including prior to the area becoming vacant, so this factor does not apply to the Study Area.

Finding: Declining or lagging equalized assessed valuation, as a factor, was not documented as present in the Study Area and thus is not a supporting factor for eligibility.

Lack of Substantial Private Investment in the Surrounding Area

The above detailed discussion has demonstrated that six of the improved area eligibility factors existed in the Study Area immediately prior to becoming vacant. This vacant area qualifying factor also requires that there has not been substantial private investment in the immediately surrounding area.

With the sole exception of the Symphony at Midway Rehabilitation Center at the northeast corner of Cicero and 45th Street, there is very little evidence of any substantial investment in the adjacent properties surrounding the Study Area. The older residential properties to the south, west and east of the Study Area are reasonably well-maintained, but there has been little or no new construction in the area in at least ten years.

Summary of Improved Area Eligibility Prior to Becoming Vacant

Based on ERS' analysis of the documents provided by the CHA, the Study Area was found to be impaired by the following six (6) Blighted Improved Area factors as set forth in Section 11.74.4-3(a)(1) of the Act:

- Dilapidation;
- Obsolescence;
- Deterioration;
- Presence of structures below minimum code standards;
- Excessive vacancies;
- Environmental clean-up costs were necessary and were incurred.

Each of these six factors was meaningfully present and reasonably distributed throughout the Study Area. Therefore the Study Area qualified as a blighted improved area immediately prior to becoming vacant.

DETERMINATION OF STUDY AREA ELIGIBILITY

The Study Area meets the requirements of the Act for designation as a blighted vacant area.

This eligibility study finds that the Study Area qualifies for designation as a vacant blighted area under two of the criteria contained in the Act. The Study Area qualifies as a vacant blighted area due to the meaningful presence and reasonable distribution of two of the qualifying Vacant Blighted Area Option A Factors and one of the Vacant Blighted Area Option B Factors.

These factors were all found to be meaningfully present and reasonably distributed throughout the Study Area, as indicated in **Figure C: Distribution of Blighting Factors**.

Blighted Vacant Area

The Vacant Area qualifies as a blighted vacant area described in Section 11-74.4.3(a)(2) of the Act since the sound growth of the Study Area is impaired by the presence of the following **two Vacant Blighted Area Option A Factors, and one Vacant Blighted Area Option B Factor**, all of which are (i) present, with that presence documented, to a meaningful extent so that the City may reasonably find that the factors are clearly present within the intent of the Act and (ii) reasonably distributed throughout the Study Area:

Vacant Blighted Area Option A Factors:

- Obsolete platting; and
- The area has incurred Illinois Environmental Protection Agency remediation costs for the cleanup of hazardous wastes, hazardous substances, and the remediation costs constitute a material impediment to the redevelopment of the redevelopment project area.

Vacant Blighted Area Option B Factor:

- The Study Area qualified as a blighted improved area immediately prior to becoming vacant unless there has been substantial private investment in the immediately surrounding area.

The Study Area so qualified due to the meaningful presence and reasonable distribution of the following six improved area factors, prior to becoming vacant:

- Dilapidation;
- Obsolescence;
- Deterioration;
- Presence of structures below minimum code standards;
- Excessive vacancies; and
- Environmental clean-up costs were necessary and were incurred.

A summary of the blighted vacant area factors within the Study Area is documented on a block-by-block basis in **Table A: Distribution of Blighted Vacant Area Factors**.

The summary of blighted improved area factors that were present in the Study Area immediately prior to becoming vacant is documented on a block-by-block basis in **Table B: Distribution of (formerly) Blighted Improved Area Factors**.

TABLE A: Distribution of Blighted Vacant Area Factors

Vacant Block	Vacant Area Option A Factors					Vacant Area Option B Factors				
	Obsolete Platting	Diversity of Ownership	Tax/Special Assessment Delinquencies	Deterioration of Structures or Site Improvements in Adjacent Areas	IEPA Remediation Costs Incurred or Required	Declining or Lagging EAV	Unused quarries, mines, or strip ponds	Unused rail yards, rail tracks, or railroad ROW	Subject to chronic flooding	Unused or illegal disposal site
19-04-200	●				●					●
19-04-201	●				●					●
19-04-202	●				●					●
19-04-400 *										
19-04-401 *										
19-04-402 *										
19-04-403 *										
19-04-404	●				●					●
19-04-405	●				●					●
19-04-406	●				●					●
19-04-407	●				●					●
19-04-409 *										
19-04-410 *										
19-04-412	●				●					●
19-04-413	●				●					●
19-04-414	●				●					●
19-04-415	●				●					●

* These blocks are all within the LeClaire-Hearst Public Park

● Factor is present to major extent

In addition, a map of the distribution of blighted-before-vacant factors within the Study Area is illustrated in **Figure C: Distribution of Blighted Improved Area Factors**.

TABLE B: Distribution of (formerly) Blighted Improved Area Factors

Block Number	Dilapidation	Obsolescence	Deterioration	Illegal Use of Individual Structures	Structures below min. code	Excessive Vacancies	Lack of Vent./ Light	Inadequate Utilities	Deleterious Land Use/Layout	Lack of Community Planning	Environmental Clean-up	Declining or Lagging EAV
19-04-200	●	●	●		●	●					●	
19-04-201	●	●	●		●	●					●	
19-04-202	●	●	●		●	●					●	
19-04-400 *												
19-04-401 *												
19-04-402 *												
19-04-403 *												
19-04-404	●	●	●		●	●					●	
19-04-405	●	●	●		●	●					●	
19-04-406	●	●	●		●	●					●	
19-04-407	●	●	●		●	●					●	
19-04-409 *												
19-04-410 *												
19-04-412	●	●	●		●	●					●	
19-04-413	●	●	●		●	●					●	
19-04-414	●	●	●		●	●					●	
19-04-415	●	●	●		●	●					●	

* These blocks are all within the LeClaire-Hearst Public Park

● Factor is present to major extent

The eligibility findings presented in this report indicate that the Study Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Study Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan.

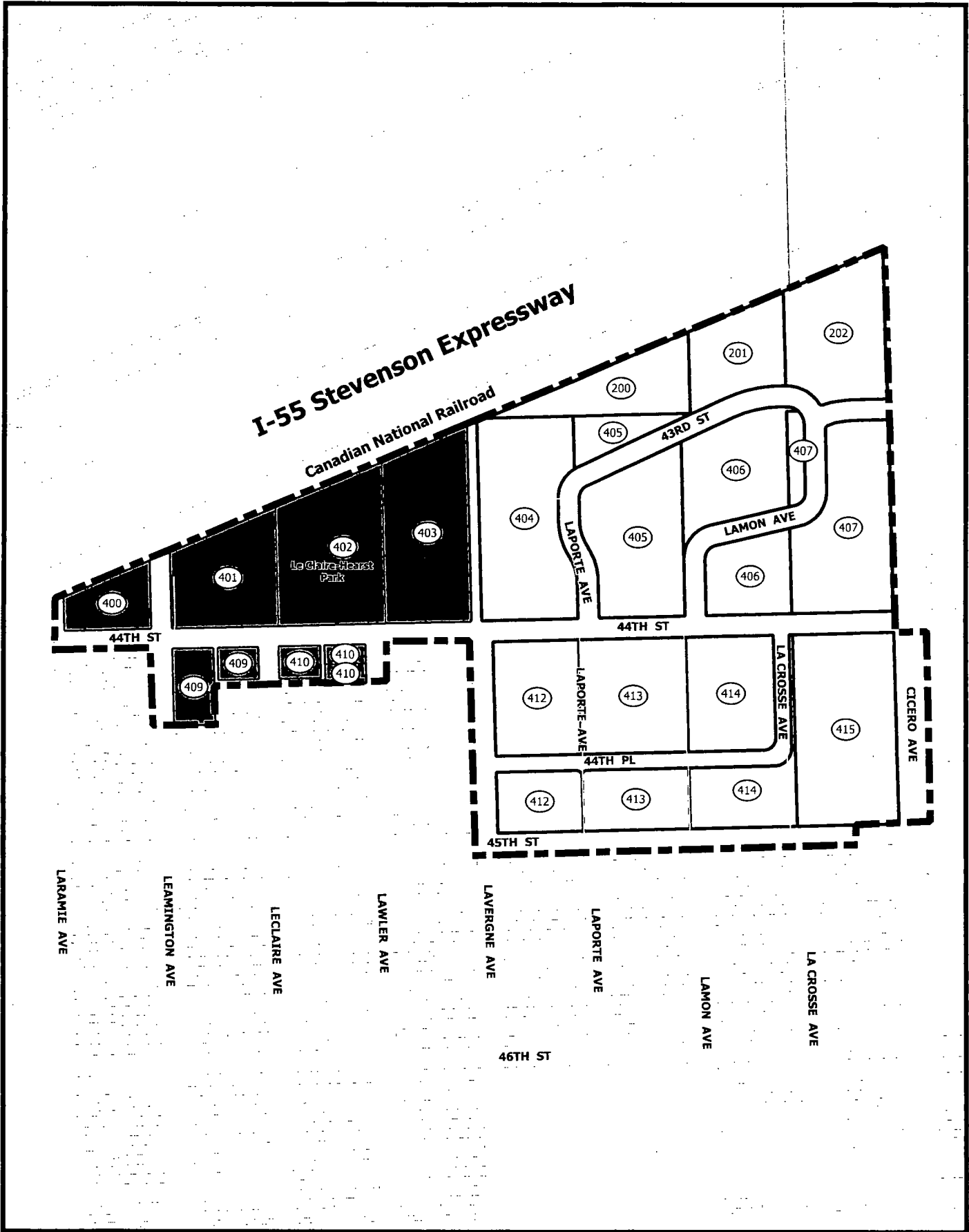


Figure A. Study Area Boundary
Cicero/Stevenson TIF



 Study Area Boundary
 Block Number

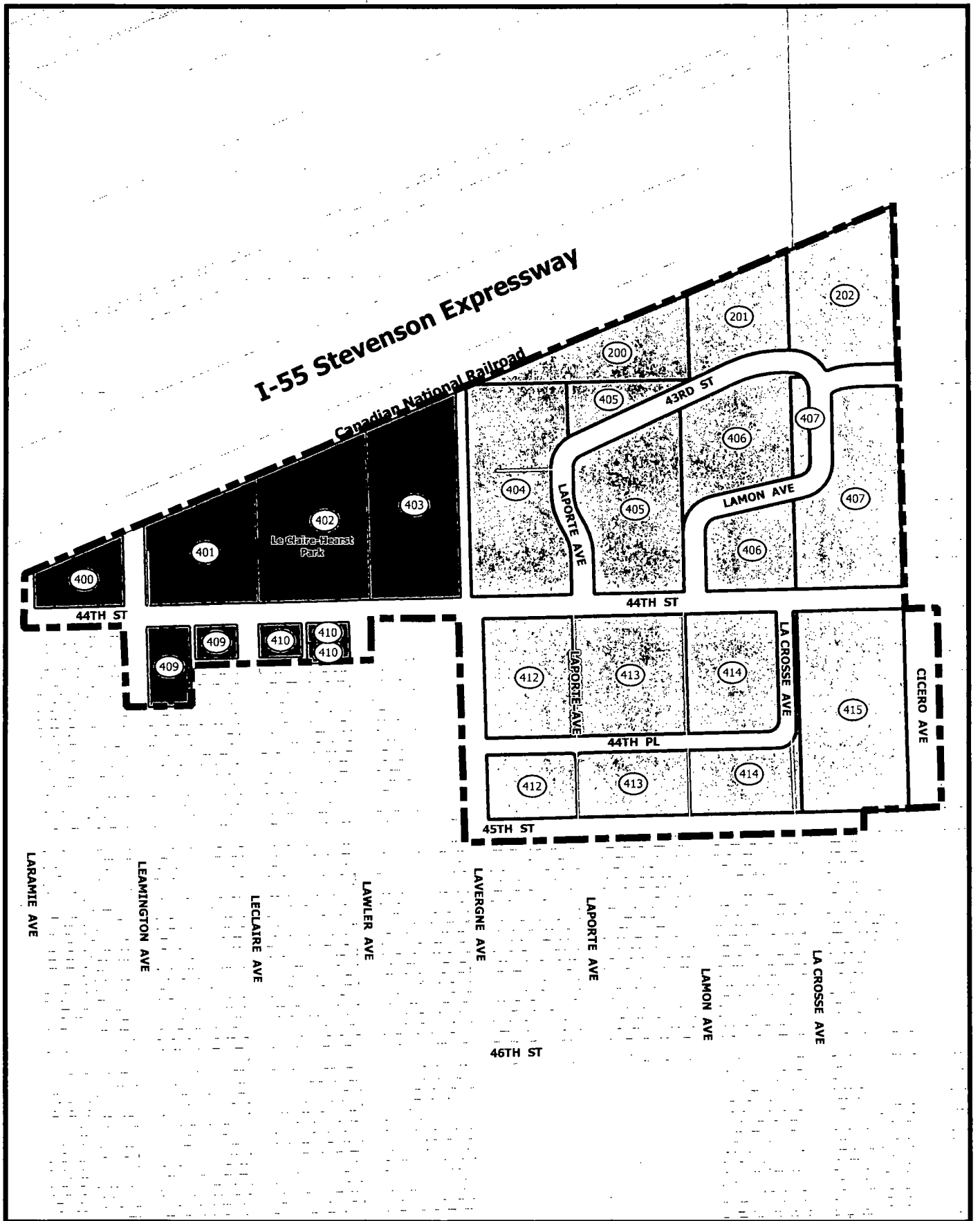






Figure B. Existing Land Use
Cicero/Stevenson TIF

Prepared By: ERS Enterprises, Inc. (May 2021)



-  Project Area Boundary
-  Vacant Parcels
-  Public Park-Open Space
-  Block Numbers

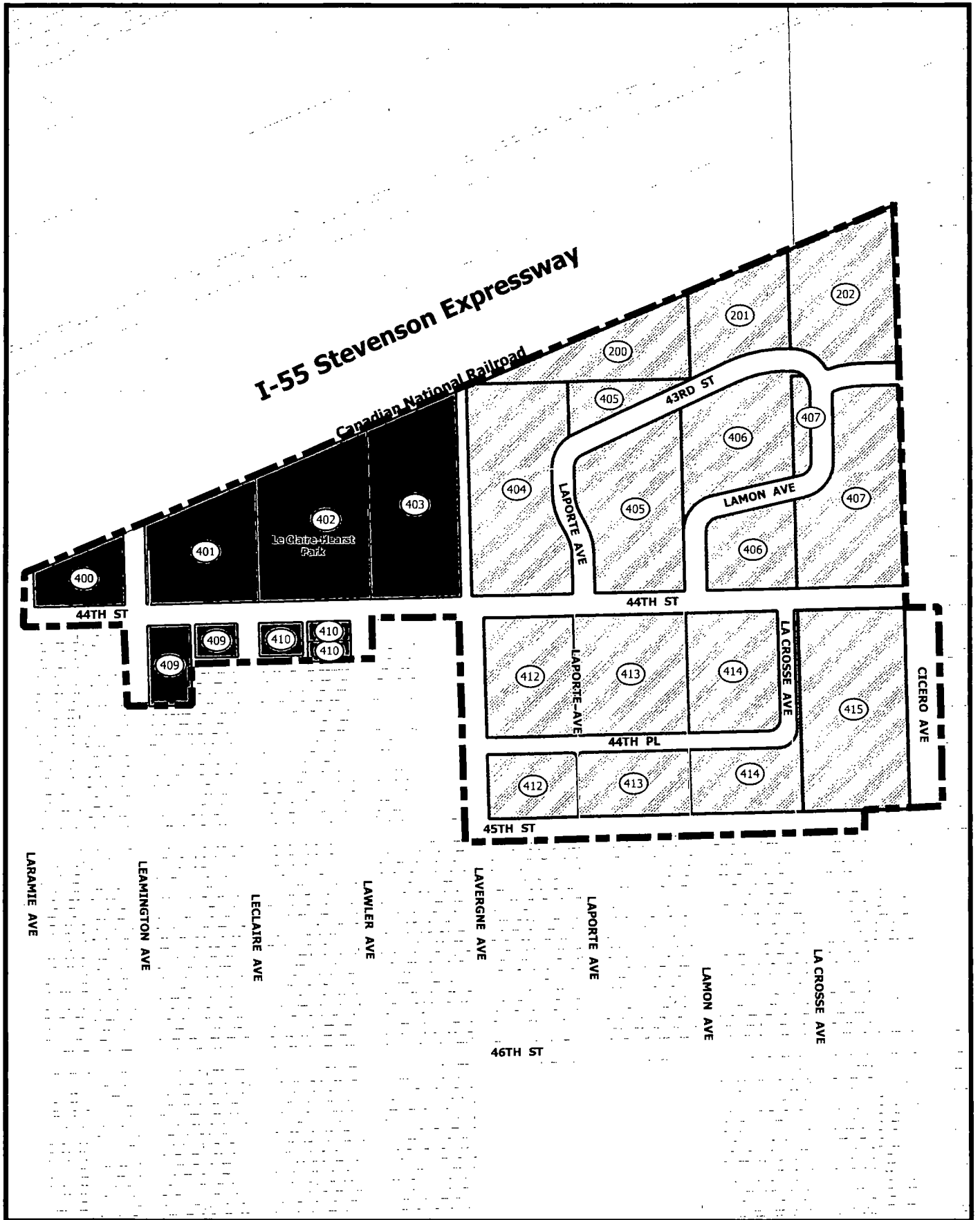






Figure C. Distribution of Blighted Improved Area Factors (Prior to Demolition) Cicero/Stevenson TIF

Prepared By: ERS Enterprises, Inc. (May 2021)



-  Project Area Boundary
-  Six Factors Meaningfully Present
-  Public Park-Open Space
-  Block Numbers

APPENDIX D
LIST OF PROJECT AREA PINS

	Project Area PINs	2020 EAV
1	19-04-200-015-0000	0
2	19-04-201-016-0000	0
3	19-04-202-025-0000	0
4	19-04-400-007-0000	0
5	19-04-401-016-0000	0
6	19-04-402-025-0000	0
7	19-04-403-034-0000	0
8	19-04-404-037-0000	0
9	19-04-405-037-0000	0
10	19-04-406-037-0000	0
11	19-04-407-040-0000	0
12	19-04-409-041-0000	0
13	19-04-409-042-0000	0
14	19-04-410-039-0000	0
15	19-04-410-040-0000	0
16	19-04-412-037-0000	0
17	19-04-413-037-0000	0
18	19-04-414-037-0000	0
19	19-04-415-041-0000	0

EXHIBIT B

CDC RESOLUTION RECOMMENDING TO CITY COUNCIL APPROVAL OF A REDEVELOPMENT PLAN, DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND ADOPTION OF TAX INCREMENT ALLOCATION FINANCING

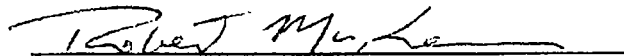
(Attached)

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CERTIFICATE

I, Robert McKenna, 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 5th Day of April, 2022 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 5th Day of April, 2022



ASSISTANT SECRETARY

Robert McKenna

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

RESOLUTION 22 -CDC-10

**RECOMMENDING TO THE CITY COUNCIL OF
THE CITY OF CHICAGO
FOR THE PROPOSED
CICERO / STEVENSON
REDEVELOPMENT PROJECT AREA:**

**APPROVAL OF THE REDEVELOPMENT PLAN,
DESIGNATION AS A REDEVELOPMENT PROJECT AREA
AND ADOPTION OF TAX INCREMENT ALLOCATION FINANCING**

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("City Council," referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in 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 set forth 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, studies and surveys of the Cicero /Stevenson area, 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 previously has presented the following documents to the Commission for its review:

Cicero/Stevenson Tax Increment Financing Eligibility Study (the "Report"); and

Cicero/Stevenson Tax Increment Financing Redevelopment Project Area and Plan (the "Plan"); 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 March 15, 2022, 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 ("DCEO") 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 DCEO and all Board members, on February 9, 2022, 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 February 9, 2022, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, the Hearing was held on April 5, 2022 at 1:00 p.m. at City Hall, 121 North LaSalle Street, Chicago, Illinois, or via Zoom 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 March 3, 2022 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 February 9, 2022, via Zoom, 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,

- (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 vacant 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: April 5, 2022

List of Attachments:

Exhibit A: Street Boundary Description of the Area

EXHIBIT A

Street Boundary Description of the
Cicero /Stevenson Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by the Stevenson Expressway on the north, south Cicero Avenue on the east, west 44th and 45th Streets on the south, and south Lavergne and south Laramie Avenues on the west.

EXHIBIT C
LEGAL DESCRIPTION OF THE AREA

(Attached)

LAND DESCRIPTION OF THE LECLAIRE SITE TIF DISTRICT:

A TRACT OF LAND IN THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF S. CICERO AVENUE AND THE SOUTH LINE OF W. 44TH STREET, BEING ALSO THE NORTHEAST CORNER OF BLOCK 5 IN FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE EAST CROSSING SAID S. CICERO AVENUE TO THE INTERSECTION OF THE EAST LINE OF SAID S. CICERO AVENUE, AS WIDENED AND THE SOUTH LINE OF SAID W. 44TH STREET; THENCE SOUTH ON SAID EAST LINE OF S. CICERO AVENUE, AS WIDENED TO THE INTERSECTION WITH THE NORTH LINE OF W. 45TH STREET; THENCE WEST CROSSING SAID S. CICERO AVENUE TO THE INTERSECTION WITH THE WEST LINE OF SAID S. CICERO AVENUE AND THE SAID NORTH LINE OF W. 45TH STREET, BEING ALSO THE SOUTHEAST CORNER OF SAID BLOCK 5 IN FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE CONTINUING WEST ON THE NORTH LINE OF SAID W. 45TH STREET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 20 OF SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE SOUTH ON SAID NORTHERLY PROJECTION CROSSING SAID W. 45TH STREET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID W. 45TH STREET, BEING ALSO THE NORTHEAST CORNER OF LOT 40 IN SAID BLOCK 20; THENCE WEST ON SAID SOUTH LINE OF W. 45TH STREET CROSSING S. LA CROSSE AVENUE, S. LAMON AVENUE, S. LAPORTE AVENUE, AND S. LAVERGNE AVENUE TO THE INTERSECTION WITH THE WEST LINE OF SAID S. LAVERGNE AVENUE, BEING ALSO THE NORTHEAST CORNER OF BLOCK 16 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE NORTH CROSSING SAID W. 45TH STREET TO THE INTERSECTION WITH THE NORTH LINE OF SAID W. 45TH STREET, BEING THE SOUTHEAST CORNER OF BLOCK 9 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE CONTINUING NORTH ON SAID WEST LINE OF S. LAVERGNE AVENUE TO THE INTERSECTION WITH THE SOUTH LINE OF SAID W. 44TH STREET, BEING ALSO THE NORTHEAST CORNER OF SAID BLOCK 9; THENCE WEST ON THE SOUTH LINE OF SAID W. 44TH STREET TO THE INTERSECTION WITH THE EAST LINE OF S. LAWLER AVENUE, BEING ALSO THE NORTHWEST CORNER OF SAID BLOCK 9; THENCE SOUTH ON SAID EAST LINE OF S. LAWLER AVENUE TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE SOUTH LINE OF LOT 3 IN BLOCK 10 OF SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION; THENCE WEST ON SAID EASTERLY PROJECTION CROSSING SAID S. LAWLER AVENUE AND CONTINUING ON THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE CROSSING THE NORTH-SOUTH 16 FOOT ALLEY IN SAID BLOCK 10 TO THE SOUTHEAST CORNER OF LOT 34 IN SAID BLOCK 10; THENCE CONTINUING WEST ON THE SOUTH LINE OF SAID LOT 34 TO THE SOUTHWEST CORNER OF SAID LOT, BEING ALSO A POINT ON THE EAST LINE OF S. LECLAIRE AVENUE; THENCE WEST CROSSING SAID S. LACLAIRE AVENUE TO THE SOUTHEAST CORNER OF LOT 3 IN BLOCK 11 OF SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, BEING A POINT ON THE WEST LINE OF SAID S. LACLAIRE AVENUE; THENCE WEST ON THE SOUTH LINE OF SAID LOT 3 IN BLOCK 11 AND THE WESTERLY PROJECTION THEREOF CROSSING THE NORTH-SOUTH ALLEY IN SAID BLOCK 11 TO THE WEST LINE OF SAID NORTH-SOUTH ALLEY; THENCE SOUTH ON THE WEST LINE OF SAID NORTH-SOUTH ALLEY TO THE SOUTHEAST CORNER OF LOT 30 IN SAID BLOCK 11; THENCE WEST ON THE SOUTH LINE OF SAID LOT 30 TO THE SOUTHWEST CORNER OF SAID LOT, BEING A POINT ON THE EAST LINE OF S. LEAMINGTON AVENUE; THENCE WEST CROSSING SAID S. LEAMINGTON AVENUE TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 12 OF SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, BEING A POINT ON THE WEST LINE OF SAID S. LEAMINGTON AVENUE; THENCE NORTH ON THE WEST LINE OF SAID S. LEAMINGTON AVENUE TO THE INTERSECTION WITH THE SAID SOUTH LINE OF W. 44TH STREET, BEING ALSO THE NORTHEAST CORNER OF SAID BLOCK 12; THENCE WEST ON THE SOUTH LINE OF SAID W. 44TH STREET TO THE INTERSECTION WITH THE CENTERLINE OF S. LARAMIE AVENUE, BEING ALSO THE WEST LINE OF THE EAST HALF OF SAID SECTION 4; THENCE NORTH ON SAID CENTERLINE OF S. LARAMIE AVENUE AND THE WEST LINE OF SAID EAST HALF OF SECTION 4, TO THE INTERSECTION WITH THE SOUTH LINE OF THE CANADIAN NATIONAL RAILWAY (FORMERLY THE GULF, MOBILE AND OHIO RAILROAD); THENCE NORTHEAST ON THE SOUTH LINE OF SAID CANADIAN NATIONAL RAILWAY TO THE INTERSECTION WITH THE WEST LINE OF S. CICERO AVENUE, AS WIDENED; THENCE SOUTH ON SAID WEST LINE OF S. CICERO AVENUE, AS WIDENED AND THE WEST LINE OF SAID S. CICERO AVENUE CROSSING W. 43RD STREET AND SAID W. 44TH STREET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

SAID LAND DESCRIPTION OF THE LECLAIRE SITE TIF DISTRICT TRACT CONTAINING 65 ACRES, MORE OR LESS.

EXHIBIT D

STREET LOCATION OF THE AREA

The Area is generally bounded by the Interstate 55 Stevenson Expressway and the Canadian National Railroad on the north, south Cicero Avenue on the east, west 44th and 45th Streets on the south, and south Lavergne and south Laramie Avenues on the west.

EXHIBIT E

MAP OF THE AREA

(Attached)

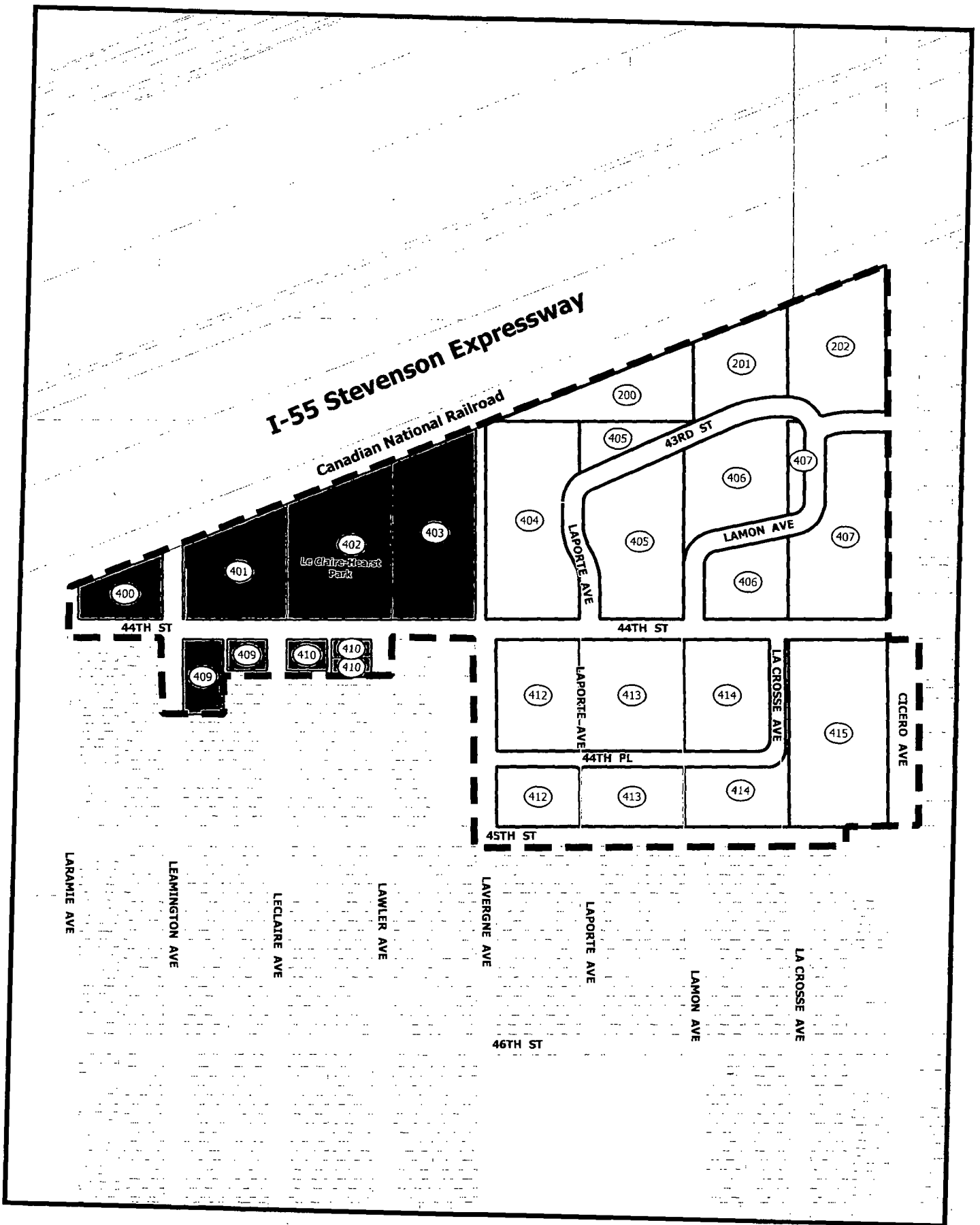


Figure 2. Project Area Boundary

Cicero/Stevenson TIF



 Project Area Boundary
 Block Number

Attachment B

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CERTIFICATION

TO:

Susana Mendoza
Comptroller of the State of Illinois
555 W. Monroe Street, 1400S-A
Chicago, Illinois 60661
Attention: Rosanna Barbaro-Flores,
Director of Local Government

Daryl Okrzesik, Treasurer
City Colleges of Chicago
3901 South State Street
Chicago, Illinois 60609

Xochitl Flores, Bureau Chief
Cook County Bureau of Economic Dev.
69 West Washington Street, Suite 2900
Chicago, Illinois 60602

Damon Howell, Chief Financial Officer
Forest Preserve District of Cook County
69 W. Washington Street, Suite 2060
Chicago, IL 60602

Pedro Martinez
Chief Executive Officer
Chicago Board of Education
42 West Madison Street
Chicago, Illinois 60602

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

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

Rosa Escareno, General Superintendent & CEO
Chicago Park District
541 North Fairbanks, 7th Floor
Chicago, Illinois 60611

I, Brandon Johnson, 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 Cicero/Stevenson 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, 2022, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Acting 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 June 29, 2023.



Brandon Johnson, Mayor
City of Chicago, Illinois



DEPARTMENT OF LAW

CITY OF CHICAGO

June 29, 2023

Susana Mendoza
Comptroller of the State of Illinois
555 W. Monroe Street, 1400S-A
Chicago, Illinois 60661
Attention: Rosanna Barbaro-Flores,
Director of Local Government

Daryl Okrzesik, Treasurer
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Rosa Escareno, General Superintendent & CEO
Chicago Park District
541 North Fairbanks, 7th Floor
Chicago, Illinois 60611

Re: Cicero/Stevenson Redevelopment Project Area
(the "Redevelopment Project Area")

Dear Addressees:

I am the Acting 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.

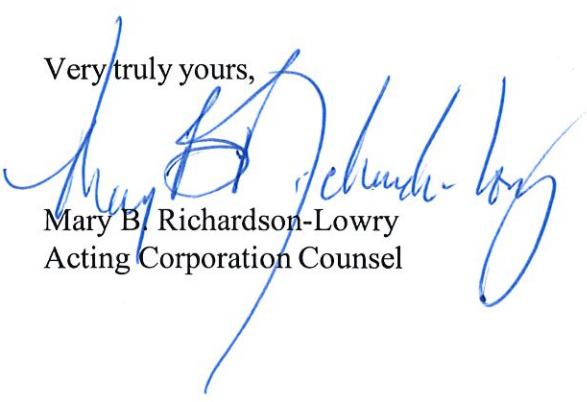
Attorneys, past and present, in the Law Department of the City and familiar with the requirements of the Act, have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following 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 Acting Corporation Counsel, I have relied on the factual certification of the 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.

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

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

Very truly yours,


Mary B. Richardson-Lowry
Acting Corporation Counsel

SCHEDULE 1

June 29, 2023

CERTIFICATION

Commissioner
Department of Planning and Development
City of Chicago

I, Maurice D. Cox, am the 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 for calendar year 2022 (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 my supervision 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,


Maurice D. Cox, Commissioner
Department of Planning and Development

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MEETING OF THE
JOINT REVIEW BOARD

Videoconference via Zoom
Thursday, March 3, 2022
10:00 a.m.

BOARD MEMBERS:

- Beth O'Reilly, Chairperson, Park District
- Tricia Marino Ruffolo, Cook County
- Trasjuan Creed, Chicago Public Schools
- John Zukosky, City Colleges of Chicago
- Brendan White, City of Chicago
- JoAnn Williams, Public Member

PRESENT:

- Adam Walker, City of Chicago
- Ryan Slattery, Department of Planning and Development
- Beth McGuire, Department of Planning and Development
- JoAnn Worthy, Department of Planning and Development
- David Conway, Department of Planning and Development
- Ranti Oseni
- Ralph Kinser
- Ernest Sawyer

Reported by: Donna M. Urlaub
CSR No. 084-000993

1 MS. O'REILLY: Okay. Let's open up this
2 meeting, the March 3rd JRB meeting, to discuss the
3 proposed Cicero/Stevenson TIF District.

4 My name is Beth O'Reilly, and I
5 represent the Park District.

6 I'd like the other JRB members to
7 please introduce themselves.

8 MS. CREED: This is Tracey Creed from Chicago
9 Public Schools.

10 MR. ZUKOSKY: Good morning. This is John
11 Zukosky, City Colleges of Chicago.

12 MS. O'REILLY: Hi, John. Hi, Tracey.

13 MS. RUFFOLO: Tricia Marino Ruffolo, Cook
14 County.

15 MR. WHITE: Brendan White, City of Chicago.

16 MS. O'REILLY: Is that it? And then -- okay.
17 Thank you for that.

18 The purpose of this meeting is to
19 review the proposal before us to create a new TIF
20 District called the Cicero/Stevenson TIF. We'll
21 get into the records further with the consultant to
22 review the plan.

23 Again, for the record, my name
24 is Beth O'Reilly. I am a representative of

1 the Chicago Park District, which, under
2 Section 11-74.4-5 of the TIF Increment Allocation
3 Redevelopment Act, is one of the statutorily
4 designated members of the Joint Review Board.

5 Until election of a chairperson, I
6 will moderate this Joint Review Board meeting.

7 For the record, this will be a
8 meeting to review the proposed Cicero/Stevenson
9 Tax Increment Financing District.

10 The date of the meeting was
11 announced at and set by the Community Development
12 Commission of the City of Chicago at its meeting of
13 February 8, 2022. Notice of this meeting of the
14 Joint Review Board was also provided by certified
15 mail to each taxing district represented on the
16 Board, which includes the Board of Education,
17 Chicago Community Colleges District 508, Chicago
18 Park District, Cook County, and the City of Chicago.

19 Public notice of this meeting was
20 also posted as of Tuesday, March 1st, in various
21 locations throughout City Hall.

22 The first order of business will be
23 to elect our public member for this Joint Review
24 Board.

1 With us today is Ms. JoAnn Williams.
2 Ms. Williams, are you familiar with
3 the boundaries of the proposed Cicero/Stevenson
4 TIF District?

5 Are we connected?

6 MS. WORTHY: It looks like she's on mute.

7 MS. WILLIAMS: Yes. I'm sorry. Yes, I am
8 familiar with it.

9 MS. O'REILLY: Okay, great. Thank you. And
10 what is the address of your primary residence,
11 please?

12 MS. WILLIAMS: My address is 4631 South
13 Lamon, L-a-m-o-n.

14 MS. O'REILLY: Okay. Ms. Williams, are you
15 willing to serve as the public member for the Joint
16 Review Board for the proposed Cicero/Stevenson TIF
17 District?

18 MS. WILLIAMS: Yes, I am.

19 MS. O'REILLY: Great. Thank you for helping
20 us today.

21 I will entertain a motion that JoAnn
22 Williams be selected as the public member. Is
23 there a motion?

24 MR. ZUKOSKY: So moved.

1 MS. O'REILLY: Is there a second?

2 MS. RUFFOLO: Second by Tricia.

3 MS. O'REILLY: All in favor, please vote by
4 saying aye.

5 (Chorus of ayes.)

6 MS. O'REILLY: All opposed, please vote by
7 saying no.

8 (No response.)

9 MS. O'REILLY: Let the record reflect that
10 Ms. Williams has been selected as the public member
11 for the proposed Cicero/Stevenson TIF District.

12 The next order of business is to
13 select a chairperson for this Joint Review Board.
14 Are there any nominations?

15 MS. CREED: I nominate you, Beth O'Reilly.

16 MS. O'REILLY: Tracey.

17 Are there any other nominations?

18 Let the record reflect that there
19 were no other nominations.

20 All in favor of the nominations,
21 please vote by saying aye.

22 (Chorus of ayes.)

23 Any opposed, please vote by saying
24 no.

1 (No response.)

2 Okay. Let the record reflect that
3 Beth O'Reilly has been elected as chairperson and
4 will serve as chairperson for the remainder of this
5 meeting.

6 As I mentioned, at this meeting we
7 will be reviewing a plan for the Cicero/Stevenson
8 Tax Increment Financing District proposed by the
9 City of Chicago.

10 Staff of the City's Department of
11 Planning and Development, Law, as well as other
12 departments, have reviewed this plan amendment
13 which was introduced to the City's Community
14 Development Commission on February 8, 2022.

15 We will listen to a presentation
16 by the consultant on the plan. Following the
17 presentation, we can address any questions that
18 members might have for the consultant or city staff.

19 An amendment to the TIF Act requires
20 us to base our recommendation to approve or
21 disapprove the proposed Cicero/Stevenson Tax
22 Increment Financing District on the basis of the
23 area and the plan satisfying the plan requirements,
24 the eligibility criteria defined in the TIF Act,

1 and objectives of the TIF Act.

2 If the Board approves the plan,
3 the Board will then issue an advisory nonbinding
4 recommendation by the vote of the majority of those
5 members present and voting. Such recommendations
6 shall be submitted to the City within 30 days after
7 the Board meeting.

8 Failure to submit such recommendation
9 shall be deemed to constitute approval by the Board.

10 If the Board disapproves of the
11 proposed plan, the Board must issue a written
12 report describing why the plan area failed to meet
13 one or more of the objectives of the TIF Act, and
14 both the plan requirements and the eligibility
15 criteria of the TIF Act.

16 The City will have 30 days to
17 resubmit a revised plan. The Board and the City
18 must also confer during this time to try to resolve
19 the issues that led to the Board's disapproval.

20 If such issues cannot be resolved,
21 or if the revised plan is disapproved, the City may
22 proceed with the plan, but the plan can be approved
23 only with three-fifths of the vote of City Council,
24 excluding positions of members that are vacant and

1 those members that are ineligible to vote because
2 of conflicts of interest.

3 Now we can begin the presentation on
4 the Cicero/Stevenson TIF with the consultants --
5 Ryan, are the consultants here?

6 MR. SLATTERY: I think Beth is going to give
7 the presentation, and Ralph is here for questions.

8 MS. O'REILLY: Okay. So Beth McGuire with
9 the Department of Planning, and Ralph Kinser from
10 the --

11 MS. MCGUIRE: I'm sorry. Actually, Ralph is
12 giving the presentation.

13 MS. O'REILLY: Okay. Ralph, you can
14 introduce yourself and go forward with your
15 presentation.

16 MR. KINSER: Good morning. Ralph Kinser with
17 Ernest Sawyer Enterprises. Ernest Sawyer is here
18 as well.

19 Let's see here. Does everyone see
20 the PowerPoint right now?

21 MR. SLATTERY: No, not yet.

22 MR. KINSER: It should be showing up.

23 MS. O'REILLY: It's here now.

24 MR. KINSER: Okay. So you kick in, Beth, if

1 I misspeak or anything. I just got back from
2 vacation yesterday, so I'm a little groggy from
3 last night's flight.

4 So Cicero/Stevenson TIF designation
5 Joint Review Board meeting. Purpose for the
6 designation is to designate this area, which was
7 previously a Chicago Housing project site, that we
8 want to redevelop ideally with -- to create new
9 affordable housing opportunities in commercial
10 mixed-use district.

11 So today we'll just go over the
12 boundary, the criteria for the eligibility as the
13 TIF District, goals and objectives, the future land
14 use plan, the potential project that's already
15 under way, and talk about the budget for the TIF.
16 And then there will be an opportunity for questions
17 at the end.

18 So, as I already said, the purpose
19 for the designation is to create a TIF that will be
20 in place for 24 years that will allow for spurring
21 the development of -- the redevelopment of this
22 former LeClaire Courts Chicago Housing Authority
23 site, and we're hoping that this will then be --
24 assistance that TIF can provide will stimulate the

1 development of new housing and commercial space
2 throughout this TIF area.

3 So the 24-year district would
4 expire, if designated this year, on December 31st
5 of 2046, will establish a redevelopment budget that
6 we'll show later, establish a land use map to lay
7 out the land use plan for the TIF area, and ensure
8 that the TIF District designation is completed in
9 accordance with all the requirements of the TIF Act.

10 This TIF is basically a 100 percent
11 vacant area currently, with the area in green is
12 the LeClaire-Hearst Park, so it's vacant land plus
13 a public park that is owned by the City.

14 There's 65 total acres in the area,
15 including both the park and the vacant land, 19 tax
16 parcels, and it consists basically of the former
17 CHA site and the LeClaire-Hearst Park.

18 So the eligibility findings. The
19 state TIF Act requires that a vacant blighted area
20 be designated under one of two different sets of,
21 main sets of criteria. This qualified, actually,
22 under both of those two types of criteria.

23 First, exhibits -- it exhibits three
24 vacant blighted area factors: Obsolete platting --

1 and I'll go through these a little more in the next
2 slides -- environmental remediation costs, because
3 there were -- there was asbestos and other -- and
4 lead paint in the prior CHA buildings, so they
5 needed to be remediated before they were taken
6 down, which ended up being fairly expensive.

7 And then the third factor, the
8 blighted improved prior to becoming vacant, is
9 essentially a factor in itself that would qualify
10 the area by itself. So -- and that basically
11 refers to CHA site prior to them being demolished
12 was a blighted area, effectively, before the
13 demolition began.

14 So first we'll address the obsolete
15 platting. There were multiple parcels in the area
16 that had irregular shapes that would effectively be
17 difficult to develop by contemporary standards.
18 One parcel had no road access. You can see up in
19 the top, the white sign indicating in block 200, we
20 just had a corner point at the access to the road.

21 Six parcels were split by the roads,
22 by the 43rd Street and Laporte Avenue, so those are
23 all indicated there. Laporte Avenue on the south
24 of 44th Street there has no right-of-way, so that

1 was a flaw in the original platting.

2 Environmental contamination. Prior
3 to the demolition of the residential buildings, CHA
4 conducted an extensive review of the presence of
5 any environmental issues that were there, and they
6 did find quite a bit of asbestos, lead paint,
7 because these buildings, the original buildings
8 were built in the late '40s and early 1950s, before
9 lead paint was no longer used, and there was
10 extensive mold as well. So they had to remove all
11 of those before they could demolish the buildings,
12 and then had to dispose of the building materials
13 according to EPA standards.

14 Blighted area prior to vacancy. So
15 this is effectively a factor in itself. So we look
16 at the conditions that existed prior -- just prior
17 to the demolition of the CHA buildings, and, as
18 might be expected, there were six factors present:
19 dilapidation, obsolescence, the buildings were --
20 were quite a bit outdated compared to contemporary
21 standards. Obviously deterioration was present,
22 and I think we -- we have some pictures to show at
23 the end, if people want to review some of that.

24 Structures were well below building

1 codes. The plumbing, the electrical systems, HVAC
2 systems, overall were quite a bit below current
3 standards.

4 Obviously there were excessive
5 vacancies. Approximately 70 to 80 percent of
6 the units were vacant at that time.

7 And, as I mentioned before, the
8 environmental cleanup costs were present and had
9 been incurred right immediately prior to the
10 demolition.

11 So you needed five of six factors --
12 there were six factors present -- to be considered
13 a vacant area prior to the demolition.

14 So the overall goals for this TIF
15 is, as mentioned before, to promote the development
16 of a mixed-income residential community with a
17 range of housing options, so there will be
18 affordable, CHA replacement units, as well as
19 market rate units. And we're also hoping to
20 develop commercial amenities like grocery and other
21 retail so it's not strictly a residential community
22 without commercial opportunities immediately
23 nearby.

24 We're maximizing the private

1 investment and public benefit, and also hopefully
2 improve the infrastructure in the parks nearby.

3 Let's go to the next slide.

4 This map shows the land use plan --
5 whoops. This shows the land use plan for the area.
6 As you can see, the green on the west side is the
7 LeClaire-Hearst Park. That will remain.

8 The blue parcel there is an
9 institutional use. There is a charter school that
10 most likely will -- has bought that parcel and will
11 likely develop that as a charter school.

12 And the mixed use, all of the light
13 brown or beige color there is all to be developed
14 as we -- as indicated before, with mixed
15 residential uses and commercial uses throughout.

16 So this is one preliminary vision
17 for the site that the CHA is working with the
18 developer, Cabrera Capital Partners, and they
19 have -- this has actually gone through several
20 iterations, and I believe there's another
21 iteration -- we don't have that right here -- but
22 it's essentially similar or the same as this, with
23 possibly one slightly different outlot parcel along
24 Cicero.

1 So you'll see there the red
2 buildings shows the grocery and retail spaces. The
3 blue one is a health care outlet, hopefully some --
4 with some medical offices. And then to the south
5 of 44th Street will be mostly residential with
6 some -- those will be multi-story buildings with
7 possibly some retail on the ground floor as well
8 for community -- community organization uses on the
9 ground floors.

10 So this shows a rendering of
11 essentially that same site plan that we showed
12 before. This will -- this continues to evolve, but
13 they should be breaking ground hopefully sometime
14 this year or next. So this plan can start being
15 implemented as soon as -- within a few months or a
16 year from now.

17 So this is just a visual now. This
18 is not a solidified plan yet, but this is what it
19 should be looking like, roughly.

20 So the TIF requires establishing a
21 budget for specifically the TIF expenditures that
22 would be used to help spur development in this
23 TIF District.

24 And the total budget is \$80 million.

1 You can see most of the budget is targeted towards
2 affordable housing assistance and public works and
3 improvement, which refers to the infrastructure in
4 the area. They will have to do new streets,
5 sewers, sidewalks, and curbs. And there's a fair
6 amount in there for job training and interest
7 subsidy for the development. As the developers
8 build out, they incur interest costs prior to
9 completing the project.

10 And these -- it's notable that
11 these line items can move around, but the total
12 redevelopment cost maximum of \$80 million cannot be
13 changed without an amendment to the TIF. So that
14 remains fixed with the -- but adjusts only with
15 inflation over the years.

16 The next steps are the -- after
17 this meeting, are the CDC public hearing April 5th
18 scheduled, and then a City Council introduction in
19 May, Finance Committee, and Council approval in
20 June.

21 That's the current plan.

22 Does anybody have any questions
23 they'd like us to address?

24 MS. WILLIAMS: This is JoAnn Williams. I

1 have a question.

2 MR. KINSER: Sure. Go ahead.

3 MS. WILLIAMS: During the initial discussion
4 of this TIF, a question arose and has been an issue
5 in the community itself about AGC, which is the
6 charter school, Academy For Global Citizenship, if
7 they were -- if they qualify for a TIF. Because we
8 were told at the initial Zoom meeting that they
9 would not receive TIF funding. Is that correct?

10 MS. MCGUIRE: From the City's standpoint, we
11 have no plans to assist that with any TIF funding
12 nor have we been approached.

13 MS. WILLIAMS: All right.

14 MS. RUFFOLO: This is Tricia. I have one
15 question. So the -- if you can just go back to the
16 map with the -- in the beginning that shows the
17 project -- there you go. Perfect.

18 Does the park not have a fieldhouse?

19 MS. O'REILLY: We have no plans to construct
20 a fieldhouse there. It's not on our radar.

21 MS. RUFFOLO: No, but does it currently have
22 one?

23 MS. WILLIAMS: I can answer that. Yes.

24 MS. RUFFOLO: It does?

1 MS. WILLIAMS: Yes.

2 MS. RUFFOLO: Okay. And there were no
3 eligibility findings in the fieldhouse? Or did I
4 miss that somewhere?

5 MS. O'REILLY: I'm not sure what your
6 question is.

7 MS. RUFFOLO: In the existing -- in the park
8 property --

9 MS. O'REILLY: As increment becomes
10 available, we will certainly avail ourselves of
11 those funds --

12 MS. RUFFOLO: No, no, I'm only speaking
13 of -- --

14 MS. MCGUIRE: I think, Tricia, the study
15 focused on the former LeClaire Courts property.
16 The park was added as we would typically an
17 adjacent public facility to a TIF. So I don't
18 believe a separate eligibility analysis was done
19 for the park property.

20 MS. RUFFOLO: Okay.

21 MS. WILLIAMS: May I ask -- well, I'll add
22 something. I had asked, during the original Zoom
23 meeting for this TIF, if LeClaire Park could be
24 included in that TIF for any projects that may

1 become available, park expansion or other things
2 that the park advisory council might come up with.

3 So I'm assuming if the TIF is
4 approved, that LeClaire-Hearst Park would be
5 included in that TIF.

6 MS. MCGUIRE: The park is in the TIF
7 District, and it is -- the TIF is in place for
8 23 years. You know, this is a big development.
9 And it is possible that, yes, some improvements
10 could be done to the park, you know, with TIF
11 funds. But it wouldn't be anything immediate.

12 MS. WILLIAMS: Yeah, I understand. Thank you.

13 MS. O'REILLY: And it is budgeted under the
14 \$20 million under the public works category of the
15 budget, so it will be an eligible expense once
16 there's available increments.

17 MS. WILLIAMS: All right. Thank you.

18 MS. O'REILLY: And we will certainly avail
19 ourselves of those funds. We are very keen on the
20 use of TIF to improve the infrastructure. Given
21 the influx of new residents here, I'm sure the park
22 could certainly use a spruce-up.

23 MS. WILLIAMS: Definitely.

24 MS. O'REILLY: Right.

1 Are there any other questions or
2 comments?

3 (No response.)

4 MS. O'REILLY: Okay. If there are no further
5 questions, I will entertain a motion that this
6 Joint Review Board finds that the proposed Cicero/
7 Stevenson TIF Tax Increment Financing Redevelopment
8 Project Area satisfies the redevelopment plan
9 requirements under the TIF Act, the eligibility
10 criteria defined in Section 11-74.4-3 of the TIF
11 Act, and the objectives of the TIF Act, and that
12 based on such findings, approval -- approve such
13 plan -- I'm sorry -- approve such proposed plan
14 amendment under the TIF Act.

15 Is there a motion?

16 MS. CREED: I motion. Tracey Creed.

17 MS. O'REILLY: Is there a second for the
18 motion?

19 MS. WILLIAMS: I'll second it. JoAnn
20 Williams. I'll second it.

21 MS. O'REILLY: Okay. Thank you.

22 Is there any further discussion?

23 (No response.)

24 If not, all in favor please vote by

1 saying aye.

2 (Chorus of ayes.)

3 MS. O'REILLY: Any opposed, please vote by
4 saying no.

5 (No response.)

6 Let the record reflect the
7 Joint Review Board's approval of this proposed
8 Cicero/Stevenson TIF Increment Financing
9 Redevelopment Project Area under the TIF Act.

10 And that concludes our meeting for
11 the day.

12 Thank you for participating.

13 JoAnn, thank you for being part of
14 our board today. And we'll probably be in touch.

15 MS. WILLIAMS: That will be fine. I do have
16 a question. Will this slide be available online
17 where I could print it off?

18 MS. MCGUIRE: This slide is a map that's
19 included in the TIF plan, which I believe was
20 already sent you. So it's in there, yeah, in the
21 map section.

22 MS. WILLIAMS: All right. Thank you.

23 MS. O'REILLY: All right. If there's nothing
24 else, I will conclude the meeting. And thank you

1 for coming.

2 MS. MCGUIRE: Thank you, everybody. Thank
3 you, Ms. Williams.

4 (The proceedings adjourned at
5 10:33 a.m.)

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REPORTER'S CERTIFICATE

I, Donna M. Urlaub, 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 14th day of March 2022.


Illinois CSR No. 084-000993

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16:24 17:3,13,23 18:1,21 19:12,17,
23 20:19,20 21:15,22 22:3**working** 14:17**works** 16:2 19:14**WORTHY** 4:6**written** 7:11

Y

year 10:4 15:14,16**years** 9:20 16:15 19:8**yesterday** 9:2

Z

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CITY OF CHICAGO, ILLINOIS
CICERO/STEVENS
REDEVELOPMENT PROJECT

FINANCIAL REPORT

DECEMBER 31, 2022

CITY OF CHICAGO, ILLINOIS
CICERO/STEVENSON REDEVELOPMENT PROJECT

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INDEPENDENT AUDITOR'S REPORT

The Honorable Brandon Johnson, Mayor
Members of the City Council
City of Chicago, Illinois

Opinion

We have audited the accompanying financial statements of the Cicero/Stevenson Redevelopment Project of the City of Chicago, Illinois, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Project's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Cicero/Stevenson Redevelopment Project of the City of Chicago, Illinois, as of December 31, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Chicago, Illinois, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As described in Note 1, the financial statements of the Cicero/Stevenson Redevelopment Project, City of Chicago, Illinois, are intended to present the financial position and the changes in financial position, of only that portion of the special revenue funds of the City of Chicago, Illinois that is attributable to the transactions of the Cicero/Stevenson Redevelopment Project. They do not purport to, and do not, present the financial position of the City of Chicago, Illinois, as of December 31, 2022 and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery,

intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

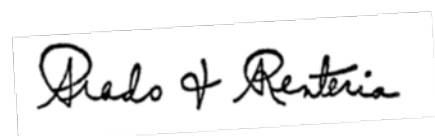
In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Chicago's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

A handwritten signature in black ink, reading "Shado J. Renteria", enclosed in a thin black rectangular border.

June 29, 2023

CITY OF CHICAGO, ILLINOIS
CICERO/STEVENSON REDEVELOPMENT PROJECT

MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)

As management of the Cicero/Stevenson Tax Increment Redevelopment Project Area (Project), we offer the readers of the Project's financial statements this narrative overview and analysis of the Project's financial performance for the year ended December 31, 2022. Please read it in conjunction with the Project's financial statements, which follow this section.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Project's basic financial statements. The Project's basic financial statements include three components: 1) government-wide financial statements, 2) governmental fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information concerning the Project's expenditures by statutory code.

Basic Financial Statements

The basic financial statements include two kinds of financial statements that present different views of the Project – the *Government-Wide Financial Statements* and the *Governmental Fund Financial Statements*. These financial statements also include the notes to the financial statements that explain some of the information in the financial statements and provide more detail.

Government-Wide Financial Statements

The government-wide financial statements provide both long-term and short-term information about the Project's financial status and use accounting methods similar to those used by private-sector companies. The statement of net position includes all of the project's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid. The two government-wide statements report the Project's net position and how they have changed. Net position – the difference between the Project's assets and liabilities – is one way to measure the Project's financial health, or position.

Governmental Fund Financial Statements

The governmental fund financial statements provide more detailed information about the Project's significant funds – not the Project as a whole. Governmental funds focus on: 1) how cash and other financial assets can readily be converted to cash flows and 2) the year-end balances that are available for spending. Consequently, the governmental fund statements provide a detailed short-term view that helps determine whether there are more financial resources that can be spent in the near future to finance the Project. Because this information does not encompass the additional long-term focus of the government-wide statements, we provide additional information at the bottom of the statements to explain the relationship (or differences) between them.

CITY OF CHICAGO, ILLINOIS
CICERO/STEVENSON REDEVELOPMENT PROJECT

MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
(Continued)

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and governmental fund financial statements. The notes to the financial statements follow the basic financial statements.

Other Supplementary Information

In addition to the basic financial statements and accompanying notes, this report also presents a schedule of expenditures by statutory code. This supplementary information follows the notes to the financial statements.

Condensed Comparative Financial Statements

The condensed comparative financial statements are presented on the following page.

Analysis of Overall Financial Position and Results of Operations

Condensed comparative financial statements are not provided as this is the first year of financial activity for the Project. Property tax revenue for the Project was \$0 for the year. The change in net position (including other financing sources) produced an increase in net position of \$6,272,895. The Project's net assets increased by \$6,272,895 making that amount of funding available to be provided for purposes of future redevelopment in the Project's designated area.

CITY OF CHICAGO, ILLINOIS
CICERO/STEVENSON REDEVELOPMENT PROJECT

MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
(Concluded)

Government-Wide

	<u>2022</u>
Total assets	\$ 6,272,895
Total liabilities	<u>-</u>
Total net position	<u>\$ 6,272,895</u>
Total revenues	\$ (327,105)
Total expenses	<u>-</u>
Other financing sources	<u>6,600,000</u>
Changes in net position	<u>6,272,895</u>
Ending net position	<u>\$ 6,272,895</u>

CITY OF CHICAGO, ILLINOIS
CICERO/STEVENSON REDEVELOPMENT PROJECT

STATEMENT OF NET POSITION AND
GOVERNMENTAL FUND BALANCE SHEET
DECEMBER 31, 2022

<u>A S S E T S</u>	<u>Governmental</u> <u>Fund</u>	<u>Adjustments</u>	<u>Statement</u> <u>of</u> <u>Net Position</u>
Cash and investments	\$ 6,270,194	\$ -	\$ 6,270,194
Accrued interest receivable	<u>2,701</u>	<u>-</u>	<u>2,701</u>
Total assets	<u>\$ 6,272,895</u>	<u>\$ -</u>	<u>\$ 6,272,895</u>
 <u>LIABILITIES</u> 			
Vouchers payable	\$ -	\$ -	\$ -
Due to other City funds	-	-	-
Other accrued liability	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>
 <u>FUND BALANCE/NET POSITION</u> 			
Fund balance:			
Restricted for future redevelopment project costs	<u>6,272,895</u>	(6,272,895)	-
Total liabilities and fund balance	<u>\$ 6,272,895</u>		
Net position:			
Restricted for future redevelopment project costs		<u>6,272,895</u>	<u>6,272,895</u>
Total net position		<u>\$ 6,272,895</u>	<u>\$ 6,272,895</u>

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balance - governmental fund	\$ 6,272,895
Property tax revenue is recognized in the period for which levied rather than when "available". A portion of the deferred property tax revenue is not available.	<u>-</u>
Total net position - governmental activities	<u>\$ 6,272,895</u>

The accompanying notes are an integral part of the financial statements.

CITY OF CHICAGO, ILLINOIS
CICERO/STEVENSON REDEVELOPMENT PROJECT

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2022

	<u>Governmental</u> <u>Fund</u>	<u>Adjustments</u>	<u>Statement of</u> <u>Activities</u>
Revenues:			
Property tax	\$ -	\$ -	\$ -
Interest income (loss)	<u>(327,105)</u>	<u>-</u>	<u>(327,105)</u>
Total revenues	(327,105)	-	(327,105)
Expenditures/expenses:			
Economic development projects	<u>-</u>	<u>-</u>	<u>-</u>
Excess of expenditures over revenues	(327,105)	-	(327,105)
Other financing sources:			
Operating transfers in (Note 2)	<u>6,600,000</u>	<u>-</u>	<u>6,600,000</u>
Excess of revenues and other financing sources over expenditures	6,272,895	(6,272,895)	-
Change in net position	-	6,272,895	6,272,895
Fund balance/net position:			
Beginning of year	<u>-</u>	<u>-</u>	<u>-</u>
End of year	<u>\$ 6,272,895</u>	<u>\$ -</u>	<u>\$ 6,272,895</u>

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balance - governmental fund	\$ 6,272,895
Property tax revenue is recognized in the period for which levied rather than when "available". A portion of the deferred property tax revenue is not available.	<u>-</u>
Change in net position - governmental activities	<u>\$ 6,272,895</u>

The accompanying notes are an integral part of the financial statements.

CITY OF CHICAGO, ILLINOIS
CICERO/STEVENSON REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS

Note 1 – Summary of Significant Accounting Policies

(a) *Reporting Entity*

In July 2022, the City of Chicago (City) established the Cicero/Stevenson Tax Increment Redevelopment Project Area (Project). The area has been established to finance improvements, leverage private investment and create and retain jobs. The Project is accounted for within the special revenue funds of the City.

The financial statements present only the activities of the Cicero/Stevenson Tax Increment Redevelopment Project and do not purport to present the financial position and the changes in financial position of any other special revenue funds of the City of Chicago, Illinois, as of December 31, 2022 and for the year then ended in accordance with accounting principles generally accepted in the United States of America.

(b) *Accounting Policies*

The accounting policies of the Project are based upon accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB).

(c) *Government-wide and Fund Financial Statements*

The government-wide financial statements (i.e., the statement of net position and the statement of activities) and the governmental fund financial statements (i.e., the balance sheet and the statement of governmental fund revenues, expenditures and changes in fund balance) report information on the Project. See Note 1(a).

(d) *Measurement Focus, Basis of Accounting and Financial Statements Presentation*

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting* with only current assets and liabilities included on the balance sheet. Under *the modified accrual basis of accounting*, revenues are recorded when susceptible to accrual, i.e., both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Property taxes are susceptible to accrual and recognized as a receivable in the year levied. Revenue recognition is deferred unless the taxes are received within 60 days subsequent to year-end. Expenditures are recorded when the liability is incurred.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in government-wide financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. The City has elected not to follow subsequent private-sector guidance.

CITY OF CHICAGO, ILLINOIS
CICERO/STEVENS ON REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS
(Continued)

Note 1 – Summary of Significant Accounting Policies (Continued)

(d) *Measurement Focus, Basis of Accounting and Financial Statements Presentation (Concluded)*

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from these estimates.

(e) *Assets, Liabilities and Net Position*

Cash and Investments

Cash being held by the City is generally deposited with the City Treasurer as required by the Municipal Code of Chicago. The City Comptroller issues warrants for authorized City expenditures which represent a claim for payment when presented to the City Treasurer. Payment for all City warrants clearing is made by checks drawn on the City's various operating bank accounts.

The City Treasurer and City Comptroller share responsibility for investing in authorized investments. Interest earned and fair market value adjustments on pooled investments are allocated to participating funds based on their average combined cash and investment balances. Since investment income is derived from pooled investments, the fair value measurement and fair value hierarchy disclosures of GASB 72 will not be separately presented in a note disclosure.

The City values its investments at fair value or amortized cost. U.S. Government securities purchased at a price other than par with a maturity of less than one year are recognized at amortized cost. In 2022, due to fair value adjustments, investment income is showing a loss.

Deferred Inflows

Deferred inflows represent deferred property tax revenue amounts to be recognized as revenue in future years in the governmental fund financial statements.

Capital Assets

Capital assets are not capitalized in the governmental fund but, instead, are charged as current expenditures when purchased. The Government-wide financial statements (i.e., the statement of net position and the statement of activities) of the City includes the capital assets and related depreciation, if any, of the Project in which ownership of the capital asset will remain with the City (i.e., infrastructure, or municipal building). All other construction will be expensed in both the government-wide financial statements and the governmental fund as the City nor Project will retain the right of ownership.

CITY OF CHICAGO, ILLINOIS
CICERO/STEVENSON REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS
(Concluded)

Note 1 – Summary of Significant Accounting Policies (Concluded)

(f) *Stewardship, Compliance and Accountability*

Illinois Tax Increment Redevelopment Allocation Act Compliance

The Project's expenditures include reimbursements for various eligible costs as described in subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act and the Redevelopment Agreement relating specifically to the Project. Eligible costs include but are not limited to survey, property assembly, rehabilitation, public infrastructure, financing and relocation costs.

Reimbursements

Reimbursements, if any, are made to the developer for project costs, as public improvements are completed and pass City inspection.

Note 2 – Operating Transfers In

During 2022, in accordance with State statutes, the Project received \$6,600,000 from the contiguous Midway Industrial Corridor Redevelopment Project to fund the infrastructure improvements located at 4400 S. Lamont Avenue.



INDEPENDENT AUDITOR'S REPORT

The Honorable Brandon Johnson, Mayor
Members of the City Council
City of Chicago, Illinois

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of Cicero/Stevenson Redevelopment Project of the City of Chicago, Illinois, which comprise the statement of net position and governmental fund balance sheet as of December 31, 2022, and the related statement of activities and governmental fund revenues, expenditures and changes in fund balance for the year then ended, and the related notes to the financial statements, and we have issued our report thereon dated June 29, 2023.

In connection with our audit, nothing came to our attention that caused us to believe that the Project failed to comply with the regulatory provisions in Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act and Subsection (o) of Section 11-74.6-10 of the Illinois Industrial Jobs Recovery Law as they relate to the eligibility for costs incurred incidental to the implementation of the Cicero/Stevenson Redevelopment Project of the City of Chicago, Illinois.

However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Project's noncompliance with the above referenced regulatory provisions, insofar as they relate to accounting matters.

This report is intended for the information of the City of Chicago's management. However, this report is a matter of public record, and its distribution is not limited.

Prado & Renteria

June 29, 2023