

**City of Chicago  
Department of Community Development**

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REQUESTING REVIEW OF THE FEASIBILITY STUDY, AND REDEVELOPMENT  
PLAN FOR A PROPOSED TIF DISTRICT, THE SETTING OF A DATE FOR A PUBLIC  
MEETING OF THE JOINT REVIEW BOARD, AND SETTING OF A DATE FOR A  
PUBLIC HEARING  
NOVEMBER 10, 2009**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name:	Chicago Lakeside
Location:	79 <sup>th</sup> / Lake Shore Drive aka Route 41
Ward and Alderman:	7 <sup>th</sup> / Ald. Sandy Jackson
Community Area:	South Shore
Requested Action:	Review of the feasibility study and redevelopment plan for the proposed TIF district, set a date for a meeting of the Joint Review Board, and set a date for a public hearing.
Goals of TIF District:	Redevelopment of a long vacant former steel facility into a mixed-use community
Proposed Date for the Meeting of the Joint Review Board:	December 4, 2009
Proposed Date for the Public Hearing:	January 12, 2010

**II. AREA DESCRIPTION**

Street Boundaries:	Route 41 on the north and east, east 83 <sup>rd</sup> Street on the south, and South Brandon Avenue on the west
Land Area:	Approximately 87 acres

Land Uses:	Vacant; former steel facility
Current Conditions:	Vacant land, devoid of structures, foundations of former steel plant still present, demolition debris scattered throughout site.

### **III. DESIGNATION PROCEDURE**

DCD requests that the CDC review the feasibility study and redevelopment plan for the proposed TIF area. The feasibility study presents the results of an eligibility analysis of the proposed area and states whether or not the area meets the minimum requirements, as defined by state law, of a "blighted area", "conservation area", "industrial park conservation area" or a combination of both blighted and conservation areas. The redevelopment plan presents the City's program and budget for improving the area.

Feasibility study: A feasibility study for a built-up area within a proposed TIF district examines the conditions of existing buildings (dilapidation, obsolescence, deterioration, code compliance, illegal uses, excessive vacancies, unhealthful conditions) and the degree to which the area displays inadequate public utilities, excessive land coverage, deleterious land use or layout, environmental contamination, lack of planning, and below average growth or a decline in equalized assessments. A feasibility study for a vacant area within a proposed TIF district examines whether or not the area displays obsolete platting, diversity of ownership that retards or impedes land assemblage, tax delinquencies, deterioration of structures or site improvements in adjacent areas, environmental contamination, and below average growth or a decline in equalized assessments.

A housing impact study is required if a proposed redevelopment plan will require the removal of 10 or more inhabited residential units, or if the proposed TIF district contains 75 or more inhabited residential units and the City is unable to certify that displacement of 10 or more inhabited residential units will not occur. The proposed TIF district does not contain any residential units, and a housing impact study was not completed.

Redevelopment Plan: A redevelopment plan is the City's comprehensive program for the development or redevelopment of the TIF area through the payment of redevelopment project costs. The goal of the plan is to reduce or eliminate the conditions which qualified the area as a blighted, conservation, or industrial park conservation area and thereby enhance the tax bases of the taxing districts which extend into the area.

With today's CDC action, the completed reports are being introduced to the commission for its review. The department is asking the commission to set dates for a meeting of the Joint Review Board (JRB) and a public hearing. The City has made available to the public the feasibility study and redevelopment plan. The City provided written notice of the availability of these documents, at least 10 days prior to today's meeting, to residents of the proposed district, to residents located

outside of the district but within 750 feet of the proposed boundaries (if more than 750 residents, then the residents located closest to the boundaries), and to a registry of interested parties.

The taxpayers and owners of properties located in the proposed district will be notified of the public hearing by regular and certified mail not less than 10 days prior to the hearing. The City will also make a good faith effort to notify by mail all residents of the proposed district, and at a minimum mail a notice to each residential address within the proposed district. Notice of the public hearing will be made at least twice by publication in a general circulation newspaper (Chicago Sun-Times and/or Chicago Tribune) between 10 and 30 days prior to the hearing. Notice of the public hearing will also be made by mail, at least 45 days prior to the hearing, to all taxing districts having taxable property in the proposed TIF area and to the Illinois Department of Commerce and Economic Opportunity (DCEO).

The JRB is composed of representatives of certain affected taxing bodies, a City representative plus a public member. The JRB's recommendation is advisory and non-binding. Following the JRB meeting, the CDC will conduct a public hearing before voting whether to recommend to the City Council the designation of the area as a TIF redevelopment project area. At the time of the public hearing, DCD will present the results of the feasibility study and redevelopment plan. During the hearing any interested person or affected taxing district may file written objections or be heard orally.

#### **IV. COMMUNITY SUPPORT**

Alderman Jackson endorses this action and has provided a letter of support (see exhibits for copy).

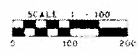
#### **V. RECOMMENDATION**

The Department of Community Development requests that the commission accept for review the feasibility study and redevelopment plan for the proposed Chicago Lakeside Development Phase I Tax Increment Financing Redevelopment Project Area, set December 4<sup>th</sup>, 2009 as the date for the meeting of the Joint Review Board, and set January 12<sup>th</sup>, 2010 as the date for the public hearing.

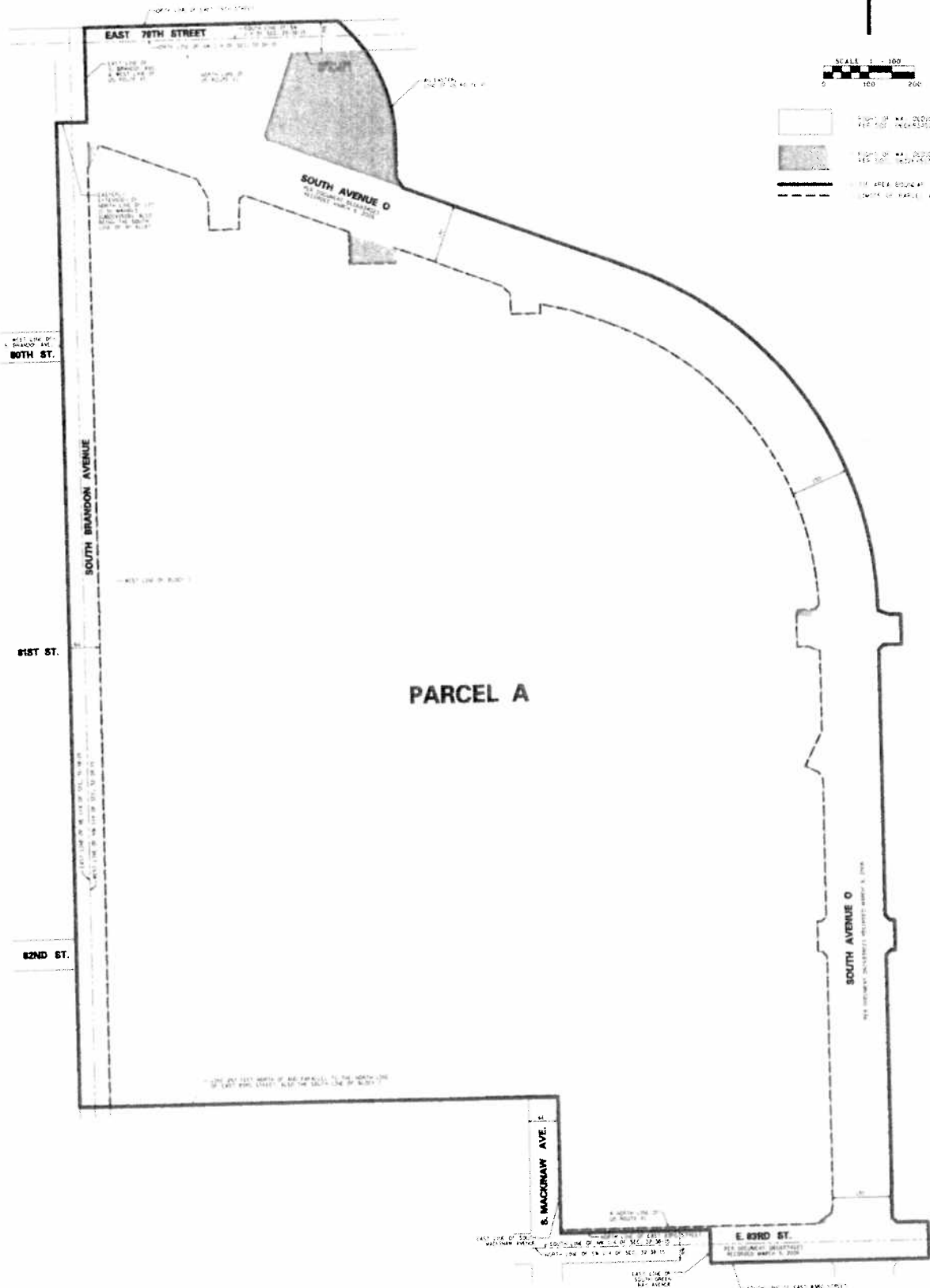
**EXHIBITS**

Redevelopment Area Map  
Alderman's Letter of Support

# PROPOSED T.I.F. AREA EXHIBIT



- PORT OF MA. RIGHTS
- PORT OF MA. RIGHTS
- T.I.F. AREA BOUNDARY
- BOUNDARY OF PARCEL A



REVISIONS	<b>SI</b>	CONSULTING ENGINEERS	DATE: 12-11-09
DATE: 05-28-09		SITE DEVELOPMENT ENGINEERS	DRAWN: 12/11/09
		LAND SURVEYORS	TEXT: 12/11/09
		1275 W. Apple Road, Suite 700	SHEET
		Hammond, Massachusetts 02043	1 of 1
		Phone: (847) 474-4500 Fax: (847) 474-4065	

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

**RESOLUTION 09 -CDC- \_\_\_\_**

**ACCEPTING FOR REVIEW THE ELIGIBILITY REPORT AND  
REDEVELOPMENT PLAN**

**AND**

**SETTING DATES  
FOR A PUBLIC HEARING AND A MEETING OF  
THE JOINT REVIEW BOARD**

**REGARDING THE  
PROPOSED CHICAGO LAKESIDE  
TAX INCREMENT ALLOCATION REDEVELOPMENT PROJECT AREA**

**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 Community Development has conducted or caused to be conducted certain investigations and studies of the Lakeside 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 has presented the following documents to the Commission for its review:

Eligibility Report - Chicago Lakeside Development Redevelopment Project Area (the "Report") attached hereto as Exhibit B; and

Chicago Lakeside Development Phase I Tax Increment Financing Redevelopment Plan and Project (the "Plan") attached hereto as Exhibit C; and

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

**BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:**

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

Section 2. The Commission accepts the Plan and the Report for review.

Section 3. The Report and Plan have been made available for public inspection and review since October 29, 2009, being a date not less than 10 days before the Commission meeting held on November 10, 2009 at which this resolution is adopted, between the hours of 9:00 a.m. and 4:00 p.m. at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 703.

Section 4. Notice of the availability of the Report and Plan, including how to obtain this information, shall be sent by mail substantially in the form attached as Exhibit G within a reasonable time after the adoption by the Commission of this Resolution 09-CDC\_\_\_ to: (a) all residential addresses that, after a good faith effort, are determined to be (i) located within the Area and (ii) located outside of the proposed Area and within 750 feet of the boundaries of the Area (or, if applicable, are determined to be the 750 residential addresses that are outside of the proposed Area and closest to the boundaries of the Area); and (b) organizations and residents that are registered interested parties for such Area.

Section 5. The Hearing shall be held by the Commission on January 12, 2010 at 1:00 p.m. at City Council Chambers, City Hall, 121 North LaSalle Street, Second Floor, Chicago, Illinois to hear testimony from any interested person or representative of any affected taxing district concerning the approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area.

Section 6. The Board meeting shall be convened on December 4, 2009 at 10:00 a.m., being a date at least than 14 days but not more than 28 days from the date of the mailing of the notice by the City to the taxing districts having property in the Area as described below, at Room 1006, City Hall, 121 North LaSalle Street, Chicago, Illinois, to review the public record, planning documents, proposed ordinances approving the Plan and Area and to consider other matters to properly come before the Board pursuant to Section 5/11-74.4-5(b) of the Act in connection with providing its advisory recommendation, based on those matters to be considered as set forth in said Section of the Act, regarding approval of the Plan, designation of the Area as a Redevelopment Project Area, adoption of Tax Increment Allocation Financing within the Area and approval of other matters properly before the Board.

Section 7. Public notice of the Hearing by publication shall be given at least twice, in substantially the form set forth as Exhibit D hereto, the first publication to be not more than 30 nor less than 10 days prior to the Hearing, in the Chicago Sun-Times or the Chicago Tribune, being newspapers of general circulation within the taxing districts having property in the Area.

Section 8. Notice of the Hearing shall be given by mail to taxpayers, in substantially the form set forth as Exhibit E hereto, 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, not less than 10 days prior to the date set for the Hearing; provided, however, that in the event taxes for the last preceding year were not paid, notice shall also be mailed to the persons last listed on the tax rolls within the preceding three years as the owners of such property.

Section 9. Notice of the Hearing shall be 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) in the form set forth as Exhibit F hereto, by depositing such notice in the United States mail by certified mail addressed to DCEO and all Board members, not less than 45 days prior to the date set for the Hearing.

Section 10. Notice of the Hearing in the form set forth as Exhibit F hereto and copies of the Report and Plan shall be sent by mail to all 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, not less than 45 days prior to the date set for the Hearing.

Section 11. The Commission will review the Report and Plan and will consider testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission shall deem necessary or appropriate in 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.



Resolution- TIF Intro 3/07

Section 12. 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 13. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 14. This resolution shall be effective as of the date of its adoption.

**ADOPTED:** \_\_\_\_\_, 2009

**EXHIBIT A**

**Street Boundaries of the Area**

**The Area is bounded approximately by Route 41 on the north and east, east 83<sup>rd</sup> Street on the south, and South Brandon Avenue on the west.**

Resolution- TIF Intro 3/07

**EXHIBIT B**

**The Report**

**EXHIBIT C**

**The Plan**

## EXHIBIT D

### Form of Notice by Publication

**PUBLIC NOTICE** is hereby given that on the 12th day of January, 2010, the Community Development Commission of the City of Chicago (the "City") will hold a public hearing at 1:00 p.m. at City Council Chambers, City Hall, 121 North LaSalle Street, Second Floor, Chicago, Illinois, regarding the approval of a redevelopment plan (the "Plan") for the Chicago Lakeside area more fully described below (the "Area"), designation of the Area as a redevelopment project area as defined in the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), and use of tax increment allocation financing pursuant to the Act to finance all or a portion of redevelopment project costs proposed to be paid or incurred for the Area pursuant to the Plan. A legal description of the Area is attached hereto as Exhibit 1 and a street boundary description of the Area is attached hereto as Exhibit 2.

The following documents concerning the subject matter of the hearing are available for public inspection and review Monday through Friday between the hours of 9:00 a.m. and 4:00 p.m. beginning October 29, 2009, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development ("DPD"), Room 1000:

Eligibility Report - Chicago Lakeside Development Redevelopment Project Area (the "Report") attached hereto as Exhibit B; and

Chicago Lakeside Development Phase I Tax Increment Financing Redevelopment Plan and Project (the "Plan") attached hereto as Exhibit C; and

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

Resolution- TIF Intro 3/07

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

**Christine Raguso, Acting Commissioner  
Department of Community Development  
City of Chicago  
City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602**

**and**

**Miguel del Valle  
City Clerk  
City of Chicago  
City Hall, Room 107  
121 North LaSalle Street  
Chicago, Illinois 60602**

**For further information, please contact Beth McGuire of DCD at (312) 744-4772 between 9:00 a.m. and 4:00 p.m. Monday through Friday.**

**The objective of the Plan is to stimulate private sector development on a long-time vacant former steel facility.**

**Mary Richardson-Lowry, Chairman  
COMMUNITY DEVELOPMENT COMMISSION  
City of Chicago**

Resolution- TIF Intro 3/07

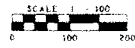
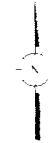
**List of Attachments:**

**Exhibit 1: Legal Description of Area**

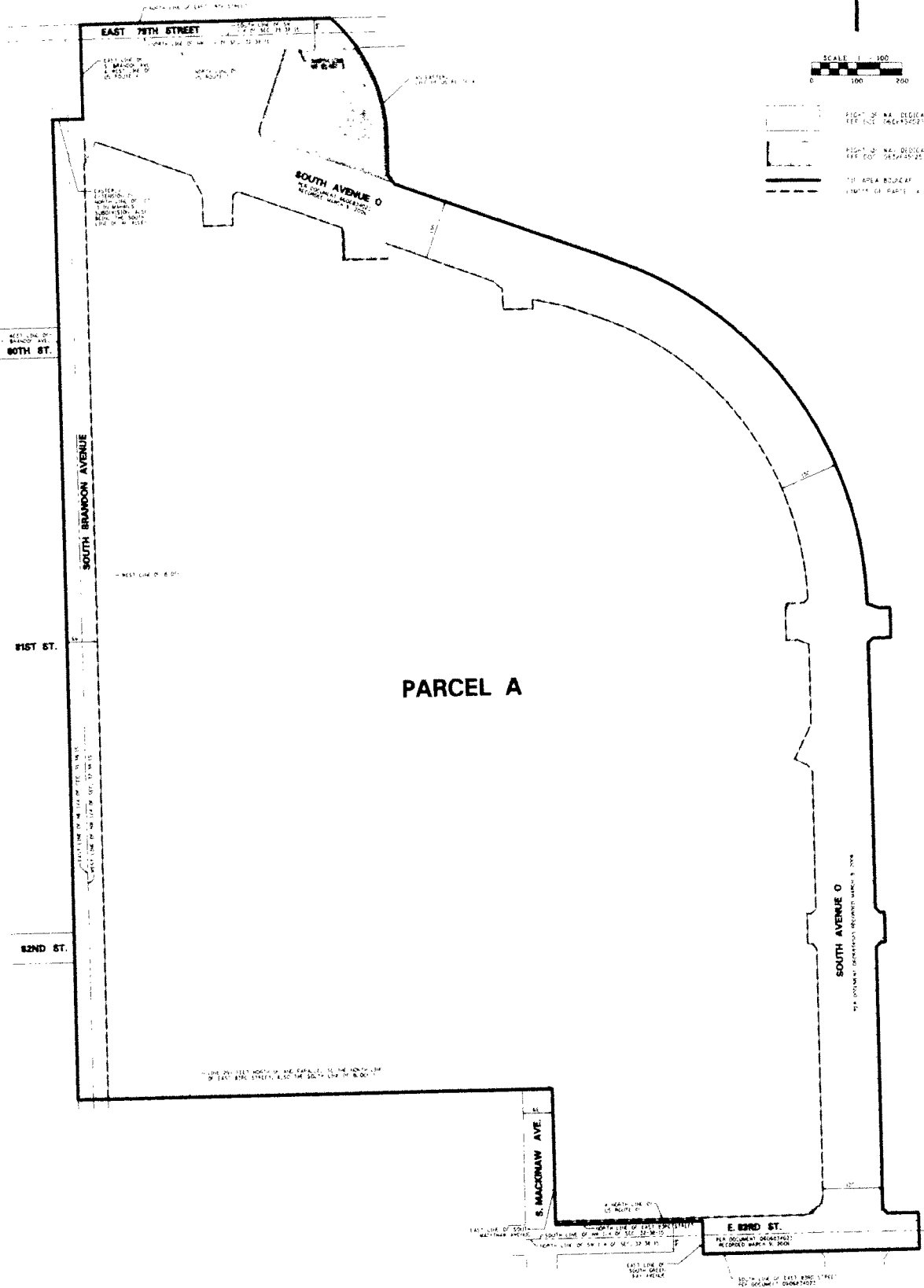
**Exhibit 2: Street Boundary Description of Area**

**[Exhibits must be attached]**

# PROPOSED T.I.F. AREA EXHIBIT



- RIGHT OF WAY DESIGNATED FOR LANE 1064-43422-1
- RIGHT OF WAY DESIGNATED FOR LANE 1064-43422-2
- TO AREA BOUNDARY LIMITS OF PART 4



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**LEGAL DESCRIPTION OF THE AREA  
(Includes Parcel A and the adjacent right-of-way.)**

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31 AND THE WEST HALF OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EAST 79TH STREET AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SOUTH BRANDON AVENUE; THENCE EASTERLY ALONG SAID NORTH LINE OF EAST 79TH STREET TO THE NORTHERLY EXTENSION OF A NORTHEASTERLY LINE OF SOUTH AVENUE O PER PLAT OF HIGHWAYS RECORDED NOVEMBER 21, 2008 AS DOCUMENT 0832645125; THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY AND WESTERLY ALONG THE NORTHEASTERLY AND EASTERLY LINES OF SOUTH AVENUE O 41 PER PLAT OF HIGHWAYS RECORDED NOVEMBER 21, 2008 AS DOCUMENT 0832645125 AND MARCH 9, 2006 AS DOCUMENT 0606834023 TO THE SOUTH LINE OF EAST 83<sup>RD</sup> STREET PER PLAT OF HIGHWAYS RECORDED MARCH 9, 2006 AS DOCUMENT 0606834023; THENCE WESTERLY ALONG SAID SOUTH LINE OF EAST 83<sup>RD</sup> STREET AND IT'S WESTERLY EXTENSION TO THE EAST LINE OF SOUTH GREEN BAY ROAD; THENCE NORTHERLY ALONG SAID EAST LINE OF SOUTH GREEN BAY ROAD TO THE NORTH LINE OF EAST 83<sup>RD</sup> STREET; THENCE WESTERLY ALONG SAID NORTH LINE OF EAST 83<sup>RD</sup> STREET TO THE EAST LINE OF SOUTH MACKINAW AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF SOUTH MACKINAW AVENUE TO A STRAIGHT LINE 297 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF EAST 83<sup>RD</sup> STREET, SAID LINE ALSO BEING THE SOUTHERLY LINE OF BLOCK 1 IN ILLINOIS STEEL COMPANY'S SOUTH WORKS RE-SUBDIVISION; THENCE EASTERLY ALONG SAID LINE 297 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF EAST 83<sup>RD</sup> STREET AND ITS WESTERLY EXTENSION TO THE WEST LINE OF SOUTH BRANDON AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE OF SOUTH BRANDON AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 11 IN MAHAN'S SUBDIVISION; THENCE EASTERLY ALONG SAID LINE TO THE EAST LINE OF SOUTH BRANDON AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF SOUTH BRANDON AVENUE AND IT'S NORTHERLY EXTENSION TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

## EXHIBIT E

### Form of Notice by Mail to Taxpayers

NOTICE is hereby given that on the 12th day of January, 2010, the Community Development Commission of the City of Chicago (the "City") will hold a public hearing at 1:00 p.m. at City Council Chambers, City Hall, 121 North LaSalle Street, Second Floor, Chicago, Illinois, regarding the approval of a redevelopment plan for the Chicago Lakeside Development area more fully described below (the "Area"), designation of the Area as a redevelopment project area as defined in the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), and use of tax increment allocation financing pursuant to the Act to finance all or a portion of redevelopment project costs proposed to be paid or incurred for the Area pursuant to the Plan. A legal description of the Area is attached hereto as Exhibit 1, a street boundary description of the Area is attached hereto as Exhibit 2 and a map showing such street boundaries is attached hereto as Exhibit 3.

The following documents concerning the subject matter of the hearing are available for public inspection and review Monday through Friday between the hours of 9:00 a.m. and 4:00 p.m. beginning October 29, 2009, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development ("DPD"), Room 703:

Eligibility Report - Chicago Lakeside Development Redevelopment Project Area (the "Report") attached hereto as Exhibit B; and

Chicago Lakeside Development Phase I Tax Increment Financing Redevelopment Plan and Project (the "Plan") attached hereto as Exhibit C; and

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

Resolution- TIF Intro 3/07

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

**Christine Raguso, Acting Commissioner  
Department of Planning and Development  
City of Chicago  
City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602**

**and**

**Miguel Del Valle  
City Clerk  
City of Chicago  
City Hall, Room 107  
121 North LaSalle Street  
Chicago, Illinois 60602**

**For further information, please contact Beth McGuire of DPD at (312) 744-4772 between 9:00 a.m. and 4:00 p.m. Monday through Friday.**

**The objective of the Plan is to stimulate private sector development on a long-time vacant former steel facility.**

**Mary Richardson-Lowry, Chairman  
COMMUNITY DEVELOPMENT COMMISSION  
City of Chicago**

**List of Attachments:**

**Exhibit 1: Legal Description of the Area**

**Exhibit 2: Street Boundary Description of the Area**

Resolution- TIF Intro 3/07

**Exhibit 3: Map of the Area**

**[Exhibits must be attached]**

## EXHIBIT F

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

NOTICE is hereby given that on the 12th day of January, 2010, the Community Development Commission of the City of Chicago (the "City") will hold a public hearing at 1:00 p.m. at City Council Chambers, City Hall, 121 North LaSalle Street, Second Floor, Chicago, Illinois, regarding approval of a redevelopment plan for the Chicago Lakeside area more fully described below (the "Area"), designation of the Area as a redevelopment project area as defined in the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), and use of tax increment allocation financing pursuant to the Act to finance all or a portion of redevelopment project costs proposed to be paid or incurred for the Area pursuant to the Plan.

The following documents concerning the subject matter of the hearing are enclosed, and the Plan (with exhibits) contains a legal description of the Area, a description of the street boundaries of the Area and a map showing the street boundaries thereof (all of which are incorporated into this notice by reference):

Eligibility Report - Chicago Lakeside Development Redevelopment Project Area (the "Report") attached hereto as Exhibit B; and

Chicago Lakeside Development Phase I Tax Increment Financing Redevelopment Plan and Project (the "Plan") attached hereto as Exhibit C; and

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

All interested persons will be given an opportunity to be heard at the hearing and to file written objections with the City Clerk at the hearing. All interested persons, including representatives of all taxing districts having taxable property within the Area and the

Resolution- TIF Intro 3/07

**Illinois Department of Commerce and Economic Opportunity, are invited to submit comments concerning the subject matter of the hearing prior to the date thereof to the following addresses:**

**Christine Raguso, Acting Commissioner  
Department of Community Development  
City of Chicago  
City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602**

**and**

**Miguel del Valle  
City Clerk  
City of Chicago  
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**The objective of the Plan is to stimulate private sector development on a long-time vacant former steel facility.**

**Mary Richardson-Lowry, Chairman  
COMMUNITY DEVELOPMENT COMMISSION  
City of Chicago**

**List of attachments: Report  
Plan**

**[The following is to be included in the notice to Board members:]**

**NOTE: Not all taxing districts are to be represented on the JRB under the Act.**

**NOTICE is hereby further given that on the 4<sup>th</sup> day of December, 2009 [not less than 14 days or more than 28 days following the date of mailing of the notice to the taxing districts], at 10:00 a.m. at City Hall, 121 North LaSalle Street, Room 703, Chicago, Illinois, a meeting of the Joint Review Board will be convened pursuant to Section 5/11-74.4-5 (b) of the Act, consisting of representatives selected by the Chicago Community Colleges, the Chicago Board of Education, the Chicago Park District, the County of Cook, [check with county assessor to be sure you have all of the correct districts and no new ones have been added that are eligible to have representation on the Board under the Act (not all taxing districts have a right to be represented on the Board)], the City of Chicago and a public member selected in accordance with, and satisfying the requirements of the Act, at which meeting a Chairperson of the Board will be selected. The Board shall consider the proposal described within this Notice above and in connection therewith shall (i) review the public record, the Plan, the Report and any other planning documents, and the ordinances approving the designation of the Area, the Plan and the adoption of tax increment allocation financing that are proposed to be adopted by the City and such other matters as may be properly before the Board pursuant to Section 5/11-74.4-5(b) of the Act and (ii) issue an advisory, non-binding recommendation based on whether the Area satisfies the eligibility criteria enumerated in Section 5/11-74.4-3 of the Act and such other factors and criteria set forth in said Section 5/11-74.4-5(b) of the Act.**

**Mary Richardson-Lowry, Chairman  
COMMUNITY DEVELOPMENT COMMISSION  
City of Chicago**



## EXHIBIT G

### Notice of Availability of Plan

NOTICE is hereby given, pursuant to Section 5/11-74.4-5(a) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), that a proposed redevelopment plan of the City of Chicago (the "City") has been prepared for the proposed [*insert area name*] (the "Proposed Area"). The Act requires that notice be given to:

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

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

The following will be available for public inspection and review, and information with respect thereto may otherwise be obtained, Monday through Friday between the hours of 9:00 a.m. and 4:00 p.m. beginning October 29, 2009 at City Hall, 121 North LaSalle Street, Chicago, Illinois in the following offices: City Clerk, Room 107 and Department of Community Development ("DCD"), Room 1000:

Chicago Lakeside Tax Increment Financing Redevelopment Plan and Project.

The Plan supports the eligibility of the Proposed Area as a redevelopment project area under the Act. The City, in proposing the actions described in the Plan, aims to encourage redevelopment in the Proposed Area, enhance the tax base of the City and other affected taxing districts by encouraging private investment in the Proposed Area and to preserve and enhance the value of properties therein. To accomplish these goals, the Plan provides that the City may carry out certain public improvements in the Proposed Area, enter into redevelopment agreements for the construction of public and private improvements, finance

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a portion of the costs of such improvements and other eligible redevelopment project costs using funds from the special tax allocation fund described in the Act and issue one or more series of obligations secured by such funds. Please see the Plan for a more complete description of proposed activities.

**Christine Raguso**  
**Acting Commissioner**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**City of Chicago**

List of Attachments:

Exhibit 1: Street Boundary Description of the Area

Exhibit 2: Map of the Area

## **EXHIBIT 1**

### Street Boundary Description of the Area

**The Area is bounded approximately by Route 41 on the north and east, east 83<sup>rd</sup> Street on the south, and South Brandon Avenue on the west.**

**EXHIBIT 2**

Boundary Map