

**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO
COMMUNITY DEVELOPMENT COMMISSION
APRIL 25, 2000**

**MONTCLARE
SUMMARY SHEET**

ACTIONS

REQUESTED:

- 1) Accept for review and study the Redevelopment Plan and Project ("the Plan") for the Montclare Redevelopment Project Area ("the Area");
- 2) Set a date for a Public Hearing on Tax Increment Allocation Financing in the Area;
- 3) Set a date for a meeting of the Joint Review Board.

PROJECT: Montclare Redevelopment Project Area Tax Increment Financing District

LOCATION: The Area consists of 11.37 acres and is bounded by a parcel line approximately 575 feet south of Grand Avenue on the north; the Chicago-Milwaukee, St. Paul and Pacific Railroad right-of-way on the south and the east; and the alley east of Normandy Avenue on the west. See boundary map for specific boundaries.

TYPE OF

DEVELOPMENT: Residential, specifically affordable senior housing

WARD/ALDERMEN:

36; Alderman William Banks. Letter of Support is forthcoming.

SUMMARY:

The City seeks to create a Tax Increment Financing (TIF) District to be known as the Montclare Redevelopment Project Area to accomplish the following goals: reduce or eliminate factors that qualify the Area as a Vacant Blighted area, provide for public infrastructure improvements and provide for an overall revitalization of the area.

ISSUES/

COMMUNITY OUTREACH:

DPD is not aware of any issues that would have a negative impact on the Plan for the Area. The area is vacant and therefore, no community meetings were held.

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

RESOLUTION 00 -CDC-___

ACCEPTING FOR REVIEW THE REDEVELOPMENT PLAN

AND

**SETTING A DATE
FOR A PUBLIC HEARING**

AND

**FOR A MEETING OF
THE JOINT REVIEW BOARD**

**REGARDING THE PROPOSED
MONTCLARE
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); and

WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (1993) (the "Act"), including the holding of certain public hearings required by the Act; and

WHEREAS, staff of the City's Department of Planning and Development has conducted or caused to be conducted certain investigations and studies of the Montclare project 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 to the Commission for its review the Montclare Tax Increment Financing Redevelopment Plan and Project (the "Plan") attached hereto as Exhibit B (which has attached as an exhibit the Montclare Tax Increment Financing Redevelopment Project Area Eligibility Study (the "Report")); 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 for review.

Section 3. The Plan (with the Report attached thereto) has been made available for public inspection and review prior to the time of the adoption of this resolution, beginning April 25, 2000, 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 1000.

Section 4. The Hearing shall be held by the Commission on June 13, 2000 at 2:00 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 5. The Board meeting shall be convened on May 12, 2000 at 2:00 p.m., being a date not more than 14 days from the date of the mailing of the notice by the City to taxing districts having property in the Area as described below, at Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to consider its advisory recommendation regarding 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. Public notice of the Hearing by publication shall be given at least twice, in the form set forth as Exhibit C 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 7. Notice of the Hearing shall be given by mail to taxpayers, in the form set forth as Exhibit D 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 8. Notice of the Hearing shall be given by mail to the Illinois Department of

Commerce and Community Affairs ("DCCA") and members of the Board (including notice of the convening of the Board) in the form set forth as Exhibit E hereto, by depositing such notice in the United States mail by certified mail addressed to DCCA and all Board members, not less than 45 days prior to the date set for the Hearing.

Section 9. Notice of the Hearing in the form set forth as Exhibit E hereto and copies of the Plan (with the Report attached thereto) 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 10. The Commission will review the Plan (including the Report attached thereto) 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.

Section 11. 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 12. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 13. This resolution shall be effective as of the date of its adoption.

ADOPTED: _____, 2000

EXHIBIT A
Street Boundaries of the Area

The Area consists of 11.37 acres and is bounded by a parcel line approximately 575 feet south of Grand Avenue on the north; the Chicago-Milwaukee, St. Paul and Pacific Railroad right-of-way on the south and the east; and the alley east of Normandy Avenue on the west.

EXHIBIT B

The Plan

EXHIBIT C

Form of Notice by Publication

PUBLIC NOTICE is hereby given that on June 13, 2000, the Community Development Commission of the City of Chicago (the "City") will hold a public hearing at 2:00 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 Montclare 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 the costs of improvements proposed to be made in 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 April 25, 2000 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:

Montclare Tax Increment Financing Redevelopment Plan and Project (the "Plan") (which has attached as an exhibit the Montclare Tax Increment Financing Redevelopment Project Area Eligibility Study (the "Report")); and

The objective of the Plan is to aid in the revitalization of the Area on a comprehensive and planned development basis in order to ensure that private investment in rehabilitation and new mixed-use development occurs.

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 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, 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:

Christopher R. Hill, Commissioner
Dept. of Planning and Development
City of Chicago
City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602

and

James J. Laski, Jr.
City Clerk
City of Chicago
City Hall, Room 107
121 North LaSalle Street
Chicago, Illinois 60602

For further information, please contact Cynthia Thomas of DPD at (312) 744-0087 between 9:00 a.m. and 4:00 p.m. Monday through Friday.

**Joseph Williams, Chairman
Community Development Commission
City of Chicago**

List of Attachments:

Exhibit 1: Legal Description of Area Exhibit 2: Street Boundary Description of Area

EXHIBIT 1:
Montclare TIF District
Legal Description

Lot 2 (except the east 40 feet thereof) and all of lots 4,5, and 6 in Owners Division of that part of the East 400 feet of the West of the Northeast of Section 31, Township 40 North, Range 13 East of the Third Principal Meridian, lying Northerly of the Northerly Line of the Right-of-Way of Chicago, Milwaukee and St. Paul Railroad, expecting therefrom streets and that part of the East 50 feet thereof deeded to the Chicago Suburban Railroad.

EXHIBIT 2:
Street Boundaries of the Area

The Area consists of 11.37 acres and is bounded by a parcel line approximately 575 feet south of Grand Avenue on the north; the Chicago-Milwaukee, St. Paul and Pacific Railroad right-of-way on the south and the east; and the alley east of Normandy Avenue on the west.

EXHIBIT D
Form of Notice by Mail to Taxpayers

NOTICE OF PUBLIC HEARING

The Community Development Commission of the City of Chicago will hold a public hearing regarding the proposed Montclare Redevelopment Project Area and Tax Increment Financing Program. The meeting is scheduled for:

June 13, 2000

2:00 p.m.

**City Council Chambers
121 North La Salle Street
Second Floor**

Purpose The purpose of the hearing is the approval of a redevelopment plan for the Montclare (the "Area), designation of the Area as a Redevelopment Project Area, and approve the use of tax increment allocation financing (TIF) to finance all or a portion of the costs of improvements proposed to be made in the Area, in accordance with state statute. [The Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (1996 State Bar Edition)

Documents available for public review at City Hall The following documents concerning the proposed amendment are available for public inspection and review Monday through Friday between the hours of 9:00 a.m. and 4:00 p.m. beginning April 25, 2000 at City Hall, 121 North La Salle Street in the City Clerk's office (Room 107) or at the Department of Planning and Development (Room 1000):

Montclare Tax Increment Financing Redevelopment Plan and Project (the "Plan") (which has as an exhibit the Montclare Tax Increment Financing Redevelopment Project Area Eligibility Study (the "Report")).

Invitation to be heard, file written objections, and submit comments 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 of the hearing prior to the date thereof to the following addresses:

Christopher R. Hill, Commissioner
Department of Planning and Development
City Hall, Room 1000
121 North La Salle Street
Chicago, Illinois 60602

James J. Laski, Jr.
City Clerk
City Hall, Room 107
121 North La Salle Street
Chicago, Illinois 60602

If you have any further questions, please contact Cynthia Thomas of the Department of Planning and Development at (312) 744-0087 between 9:00 a.m. and 4:00 p.m. Monday through Friday.

**Joseph Williams, 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
Exhibit 3: Map of the Area

EXHIBIT 1:
Montclare TIF District
Legal Description

Lot 2 (except the east 40 feet thereof) and all of lots 4,5, and 6 in Owners Division of that part of the East 400 feet of the West of the Northeast of Section 31, Township 40 North, Range 13 East of the Third Principal Meridian, lying Northerly of the Northerly Line of the Right-of-Way of Chicago, Milwaukee and St. Paul Railroad, excepting therefrom streets and that part of the East 50 feet thereof deeded to the Chicago Suburban Railroad.

EXHIBIT 2:
Street Boundaries of the Area

The Area consists of 11.37 acres and is bounded by a parcel line approximately 575 feet south of Grand Avenue on the north; the Chicago-Milwaukee, St. Paul and Pacific Railroad right-of-way on the south and the east; and the alley east of Normandy Avenue on the west.

EXHIBIT E

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

NOTICE is hereby given that on June 13, 2000, the Community Development Commission of the City of Chicago (the "City") will hold a public hearing at 2:00 p.m. at City Council Chambers, City Hall, 121 North LaSalle Street, Second Floor, Chicago, Illinois, regarding approval of a redevelopment plan for the Montclare 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 the costs of improvements proposed to be made in 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):

Montclare Tax Increment Financing Redevelopment Plan and Project (the "Plan") (which has as an exhibit the Montclare Tax Increment Financing Redevelopment Project Area Eligibility Study (the "Report")); 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 using funds from the special tax allocation fund described in the Act and issue one or more series of obligations secured by such funds. Please see the Plan for a more complete description of proposed activities.

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

Christopher R. Hill, Commissioner
Dept. of Planning and Development
City of Chicago
City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602

and

James J. Laski, Jr.
City Clerk
City of Chicago
City Hall, Room 107
121 North LaSalle Street
Chicago, Illinois 60602

For further information, please contact Cynthia Thomas of DPD at (312) 744-0087 between 9:00 a.m. and 4:00 p.m. Monday through Friday.

Joseph Williams, Chairman
COMMUNITY DEVELOPMENT COMMISSION
City of Chicago

List of attachments: Plan (with Report attached)

NOTICE is hereby further given that on May 12, 2000, at 2:00 p.m. at City Hall, 121 North LaSalle Street, Room 1003A, 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 of the Chicago Community Colleges, the Chicago Board of Education, the Chicago Park District, the Cook County Board of Commissioners, the City of Chicago and a public member, to consider the proposal described within this Notice above. The Board 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 (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.

Joseph Williams, Chairman
COMMUNITY DEVELOPMENT COMMISSION
City of Chicago