City of Chicago
Department of Planning and Development

STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING REVIEW OF THE FEASIBILITY STUDY, HOUSING IMPACT 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
June 10, 2014

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name: Washington Park TIF
Location: Washington Park
Ward and Alderman: 3rd Alderman Dowell, 4th Alderman Burns and 20th Alderman Cochran
Community Area: Washington Park - 40, Grand Boulevard -38, Greater Grand Crossing - 69, Englewood - 68
Requested Action: Review of the feasibility study, housing impact 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: The primary goal of the Plan is to encourage the rehabilitation of existing structures and facilitate the redevelopment the numerous underutilized vacant parcels.
Proposed Date for the Meeting of the Joint Review Board: July 11, 2014
Proposed Date for the Public Hearing: August 12, 2014
II. AREA DESCRIPTION

Street Boundaries: The Washington Park Project Area is generally bounded by 51st Street and 55th Street on the north, 67th Street on the south, Cottage Grove Avenue and Washington Park on the east, and the Dan Ryan Expressway on the west.

Land Area: Approximately 988.4 acres

Land Uses: Residential, commercial, industrial, institutional, mixed use and open space.

Current Conditions: The Project Area is the shape of a square, and includes a 348-acre recreational park, residential uses to the east, north and portions west of the expressway in addition to small commercial nodes and industrial uses in the south, north and west borders. The project Area is located approximately seven (7) miles south of Chicago’s downtown in the Washington Park community area.

III. DESIGNATION PROCEDURE

DPD requests that the CDC review the feasibility study, housing impact 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 housing impact study provides a profile of existing housing units within the area, assesses the potential for residential dislocation resulting from implementation of the area’s redevelopment plan, and provides a plan for assisting dislocated residents. 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.
**Housing Impact Study**: A housing impact study is required if implementation of a proposed redevelopment plan will result (directly or indirectly) in 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 contains 75 or more inhabited residential units, and the City cannot certify that displacement of 10 or more inhabited residential units will not occur; therefore, a housing impact study has been completed.

Part I of the housing impact study profiles the housing units in terms of occupancy type (single family or multi-family), number and types of rooms within the units, occupancy status (occupied or unoccupied), and racial and ethnic composition (per Census data). Part II of the housing impact study identifies inhabited residential units that will or may be removed as a result of implementation of the redevelopment plan and describes the City’s plans for relocation assistance, the availability of replacement housing, the cost of replacement housing, and the type and extent of the relocation assistance to be provided.

**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, housing impact 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) 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, DPD will present the results of the feasibility study, housing impact study, and redevelopment plan. During the hearing any interested person or affected taxing district may file written objections or be heard orally.

When a proposed redevelopment plan would result in the displacement of 10 or more inhabited residential units, or if the redevelopment area contains 75 or more inhabited residential units, then the City is required to hold a public meeting at least 14 days before mailing notice of the public hearing. The purpose of the public meeting is to enable the City to advise the public, taxpayers of property in the proposed area, residents of the proposed area, and the affected taxing bodies of the City’s possible intent to prepare a redevelopment plan and designate the area a redevelopment project area, and to receive public comment. DPD held the required public meeting at 6:00 p.m. at the KLEO Center, 119 E. Garfield Boulevard, Chicago, IL 60637.

**IV. COMMUNITY SUPPORT**

Aldermen Cochran and Burns have provided a letter of support (see exhibits). In addition to the required public meeting for taxpayers and residents described above, the proposed TIF designation was presented to the community at a meeting held on April 8, 2014. The TIF designation process was discussed and an overview of the TIF program was presented. The following community organization(s) (has/have) endorsed the proposed designation: Rev. Richard L. Tolliver, St/Edmund’s Episcopal Church. In addition, there is a petition signed by 415 residents of Washington Park (See exhibits for copies of support letters).

**V. RECOMMENDATION**

The Department of Planning and Development requests that the commission accepts for review the feasibility study, housing impact study and redevelopment plan for the proposed Washington Park Tax Increment Financing Redevelopment Project Area, set July 11, 2014 as the date for the meeting of the Joint Review Board, and set August 12, 2014 as the date for the public hearing.
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, DPD will present the results of the feasibility study, housing impact study, and redevelopment plan. During the hearing any interested person or affected taxing district may file written objections or be heard orally.

When a proposed redevelopment plan would result in the displacement of 10 or more inhabited residential units, or if the redevelopment area contains 75 or more inhabited residential units, then the City is required to hold a public meeting at least 14 days before mailing notice of the public hearing. The purpose of the public meeting is to enable the City to advise the public, taxpayers of property in the proposed area, residents of the proposed area, and the affected taxing bodies of the City’s possible intent to prepare a redevelopment plan and designate the area a redevelopment project area, and to receive public comment. DPD held the required public meeting at 6:00 p.m. at the KLEO Center, 119 E. Garfield Boulevard, Chicago, IL 60637.

IV. COMMUNITY SUPPORT

Aldermen Cochran and Burns have provided a letter of support (see exhibits). In addition to the required public meeting for taxpayers and residents described above, the proposed TIF designation was presented to the community at a meeting held on April 8, 2014. The TIF designation process was discussed and an overall of the TIF program overview was presented.

V. RECOMMENDATION

The Department of Planning and Development requests that the commission accepts for review the feasibility study, housing impact study and redevelopment plan for the proposed Washington Park Tax Increment Financing Redevelopment Project Area, set July 11, 2014 as the date for the meeting of the Joint Review Board, and set August 12, 2014 as the date for the public hearing.
EXHIBITS

Redevelopment Area Map
Community Letters of Support
Alderman's Letter of Support
July 30, 2013

Andrew J. Mooney
Commissioner
Department of Housing and Economic Development
121 N. LaSalle Street, Room 1000
Chicago, Illinois 60602

Re: Washington Park TIF Designation

Dear Commissioner Mooney:

I am writing to express my support for the proposed Washington Park TIF designation. The creation of this new TIF will provide a vital economic development tool for the Washington Park community area.

I look forward to working with DHED on future projects that will be generated as a result of this TIF designation.

Sincerely,

Willie B. Cochran
Alderman, 20th Ward

WBC:bf
June 6, 2014

Commissioner Andrew Mooney
Department of Planning and Development
121 N LaSalle Street, Room 1000
Chicago, IL 60602

RE: Support for Washington Park Tax Increment Financing Redevelopment Project Area

Dear Commissioner Mooney:

I am writing to express my support for the establishment of the Washington Park Tax Increment Financing Redevelopment Project Area. The creation of this TIF will assist in the establishment of an improvement program to retain existing residences and encourage new residential development. It will also create new jobs for residents in the project area as well as work to create a much needed viable commercial area.

Please feel free to contact me and in my absence my Chief of Staff, Charis Tripplet at (773) 536-8103 should you have any questions or require additional information.

Sincerely,

William D. Burns
Alderman, 4th Ward
Exhibit A - Boundary Map of TIF Area
Washington Park Redevelopment Project Area
City of Chicago, Illinois
COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO

RESOLUTION ___-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 WASHINGTON PARK
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 Planning and Development has conducted or caused to be conducted certain investigations and studies of the Washington Park Redevelopment 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 the following documents to the Commission for its review:

Washington Park Tax Increment Financing Redevelopment Plan and Project (the "Plan")

WHEREAS, the Commission has heretofore passed Resolution 13-CDC-37 on Tuesday, October 08, 2013 that contains the information required by Section 5/11-74.4-4.1(a) of the Act
to be included therein and that provides for the preparation of a feasibility study on designation of the Area as a Redevelopment Project Area and requires that such feasibility study include the preparation of the housing impact study set forth in Section 5/11-74.4-3(n)(5) of the Act, all as required by Section 5/11-74.4-4.1(b) of the Act, which has resulted in the preparation of the Report and the Plan being presented to the Commission; and

WHEREAS, a public meeting (the “Public Meeting”) was held in accordance and in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on Tuesday, April 08, 2014, at Kleo Center, 119 E. Garfield Boulevard, Chicago, IL 60637, being a date not less than 14 business days before the mailing of the notice of the Hearing (hereinafter defined), pursuant to notice from the City’s Commissioner of the Department of Planning and Development given on 988 acres, being a date not less than 15 days before the date of the Public Meeting, by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4-4.2 of the Act and, with a good faith effort, by regular mail to all residents and 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, 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 May 30, 2014, being a date not less than 10 days before the Commission meeting held on June 10, 2014 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 1000.
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 ___-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 Tuesday, August 12, 2014 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 Joint Review Board meeting shall be convened on Friday, July 11th at 10:00 a.m., being a date at least 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 1003, 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.

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: _________________, 2014
EXHIBIT A

Street Boundaries of the Area

The Washington Park Project Area is generally bounded by 51st Street and 55th Street on the north, 67th Street on the south, Cottage Grove Avenue and Washington Park on the east, and the Dan Ryan Expressway on the west.
EXHIBIT B and C

The Plan and Report
EXHIBIT D

Form of Notice by Publication

PUBLIC NOTICE is hereby given that on August 12, 2014, the Community Development Commission of the City of Chicago (the "City") will hold a public hearing at 1:00 PM 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 Washington Park 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 Friday, May 30, 2014, 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:

Washington Park Tax Increment Financing Redevelopment Plan and Project (the "Report"); and Washington Park Redevelopment Project Area Eligibility Study (the "Plan").

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

All interested persons will be given an opportunity to be heard at the hearing, 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:

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

Susana Mendoza
City Clerk
City of Chicago
City Hall, Room 107
121 North LaSalle Street
Chicago, Illinois 60602

For further information, please contact Tricia Marino Ruffolo at (312)744-9768 of DPD at between 9:00 a.m. and 4:00 p.m. Monday through Friday.

The primary goal of the Plan is to encourage the rehabilitation of existing structures and facilitate the redevelopment the numerous underutilized vacant parcels.

Marina Carrott, Chairman
COMMUNITY DEVELOPMENT COMMISSION
City of Chicago

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

[Exhibits must be attached]
EXHIBIT E

Form of Notice by Mail to Taxpayers

NOTICE is hereby given that on the Tuesday, August 12, 2014, 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 Washington Park 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 Friday, May 30, 2014, 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:

Washington Park Tax Increment Financing Redevelopment Plan and Project (the "Plan"); and Washington Park Redevelopment Project Area Eligibility Study (the "Study").

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

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

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

and

Susana Mendoza  
City Clerk  
City of Chicago  
City Hall, Room 107  
121 North LaSalle Street  
Chicago, Illinois 60602

For further information, please contact Tricia Marino Ruffolo at (312)744-9768 of DPD at between 9:00 a.m. and 4:00 p.m. Monday through Friday.

The primary goal of the Plan is to encourage the rehabilitation of existing structures and facilitate the redevelopment the numerous underutilized vacant parcels.

Marina Carrott, 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

[Exhibits must be attached]
EXHIBIT F

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

NOTICE is hereby given that on Tuesday, August 12, 2014, the Community Development Commission of the City of Chicago (the "City") will hold a public hearing at 1:00 PM at City Council Chambers, City Hall, 121 North LaSalle Street, Second Floor, Chicago, Illinois, regarding approval of a redevelopment plan for the Washington Park 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):

Washington Park Tax Increment Financing Redevelopment Plan and Project
(the "Plan"), which has as an exhibit the Washington Park 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 and other eligible redevelopment project costs using funds from the special tax allocation fund described in the Act and issue one or more series of obligations secured by such funds. Please see the Plan for a more complete description of proposed activities.

All interested persons will be given an opportunity to be heard at the hearing and to file written objections with the City Clerk at the hearing. All interested persons, including representatives of all taxing districts having taxable property within the Area and the Illinois Department of Commerce and Economic Opportunity, are invited to submit comments concerning the subject matter of the hearing prior to the date thereof to the following addresses:
Andrew Mooney, Commissioner  
Department of Planning and Development  
City of Chicago  
City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  

and  

Susana Mendoza  
City Clerk  
City of Chicago  
City Hall, Room 107  
121 North LaSalle Street  
Chicago, Illinois 60602  

For further information, please contact Tricia Marino Ruffolo at (312) 744-9768 of DPD at between 9:00 a.m. and 4:00 p.m. Monday through Friday.

The primary goal of the Plan is to encourage the rehabilitation of existing structures and facilitate the redevelopment the numerous underutilized vacant parcels.

Marina Carrott, Chairman  
COMMUNITY DEVELOPMENT COMMISSION  
City of Chicago  

List of attachments:

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

NOTICE is hereby further given that on July 11, 2014 [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 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 selected by the Chicago Community Colleges, the Chicago Board of Education, the Chicago Park District, the County of Cook, 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.

Marina Carrott, 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 Washington Park Redevelopment Project Area (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 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:

Washington Park 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 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.
Andrew Mooney
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 Washington Park Project Area is generally bounded by 51st Street and 55th Street on the north, 67th Street on the south, Cottage Grove Avenue and Washington Park on the east, and the Dan Ryan Expressway on the west.
EXHIBIT 2

Boundary Map
Exhibit A - Boundary Map of TIF Area
Washington Park Redevelopment Project Area
City of Chicago, Illinois

May 2014