

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

C E R T I F I C A T E

I, DARLENE COWAN the duly authorized, qualified and Assistant Secretary of the **Community Development Commission of the City of Chicago**, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the **Community Development Commission of the City of Chicago** at a Regular Meeting held on the 14th day of May, 1996, with the original Resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

Dated this 15th day of May, 1996



ASSISTANT SECRETARY

96-CDC-33

8000453

COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO

RESOLUTION NO. 96-CDC- 33

AUTHORITY TO PUBLISH NOTICE
OF THE INTENTION OF THE CITY OF CHICAGO

TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH
SIX CORNERS DEVELOPMENT, L.L.C.
WITHIN THE
IRVING/CICERO REDEVELOPMENT PROJECT AREA,

AND

TO REQUEST ALTERNATIVE PROPOSALS,

AND

RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO FOR
THE DESIGNATION OF
SIX CORNERS DEVELOPMENT, L.L.C.
AS THE DEVELOPER IF NO OTHER
RESPONSIVE ALTERNATIVE PROPOSALS ARE RECEIVED

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 (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.) (1993) (the "Act"); and

WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Act; and

WHEREAS, the City Council, upon the Commission's recommendation pursuant to Resolution 96-CDC-___ submitted to the Commission on May 14, 1996, and pursuant to the Act, is anticipated to enact three ordinances pursuant to which the City will approve and adopt a certain redevelopment plan and project (the "Plan") for the Irving/Cicero Redevelopment Project Area (the "Area"), designate the Area as a redevelopment project area and adopt tax increment allocation financing for the Area (such ordinances, collectively, the "TIF Ordinances"). The street boundaries of the Area and street address, if available, are described on Exhibit A hereto; and

WHEREAS, Six Corners Development, L.L.C., an Illinois limited liability company (the "Company"), has presented to the City's Department of Planning and Development ("DPD") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the construction of a 117,000 square foot shopping center on an approximately 16 acre site generally located north of Irving Park Road between Cicero Avenue on the west and the Chicago, Milwaukee and St. Paul Railroad right-of-way on the east (the "Project"); and

WHEREAS, pursuant to Section 5/11-74.4-4(c) of the Act, the City may not enter into any agreement regarding redevelopment within the Area without first making public disclosure of the terms of such agreement and all bids and proposals related thereto and providing reasonable opportunity for any person to submit an alternative proposal or bid; and

WHEREAS, DPD requests the authority of the Commission to make the required disclosure by publishing notice in the form set forth as Exhibit B hereto (the "Notice") in the Chicago Sun-Times or the Chicago Tribune, being newspapers of general circulation within the Area; and

WHEREAS, DPD requests that the Commission recommend to City Council that, subject to the adoption of the TIF Ordinances, the Company be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver a redevelopment agreement with the Company for the Project, if no responsive alternative proposals are received by DPD within 14 days after publication of the Notice; now, therefore.

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

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

Section 2. The Commission hereby authorizes DPD to publish the Notice.

Section 3. The Commission hereby recommends to City Council that, subject to the adoption of the TIF Ordinances, the Company be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the Company for the Project, so long as no responsive alternative proposals are received by DPD within the time recited above.

Section 4. 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 5. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 6. This resolution shall be effective as of the date of its adoption.

Section 7. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: MAY 14, 1996

EXHIBIT A

Street Boundaries of the Area

The Area is an irregularly shaped area generally bounded by the Chicago, Milwaukee and St. Paul Railroad right-of-way on the east, West Irving Park Road on the south, North Milwaukee Avenue on the west, and West Belle Plaine Avenue on the north.

EXHIBIT B

PUBLIC NOTICE is hereby given by the Community Development Commission ("CDC") of the City of Chicago (the "City") pursuant to Section 5/11-74.4-4 (c) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (1993) (the "Act"), that the City's Department of Planning and Development ("DPD") intends to negotiate a redevelopment agreement (the "Redevelopment Agreement") with Six Corners Development, L.L.C., an Illinois limited liability company (the "Company") pursuant to which the City intends to provide financial assistance to the Company, using tax increment allocation financing revenues pursuant to the Act, for eligible costs associated with the construction of a 117,000 square foot shopping center on approximately 16 acres of land generally located north of Irving Park Road between Cicero Avenue on the west and the Chicago, Milwaukee and St. Paul Railroad right-of-way on the east (the "Site") in Chicago, Illinois (the "Project"), located within the Irving/Cicero Redevelopment Project Area (the "Area") established pursuant to the Act. The Area is to be redeveloped exclusively for commercial/retail uses. The street boundaries of the Area are as follows:

The Area is an irregularly shaped area generally bounded by the Chicago, Milwaukee and St. Paul Railroad right-of-way on the east, West Irving Park Road on the south, North Milwaukee Avenue on the west, and West Belle Plaine Avenue on the north.

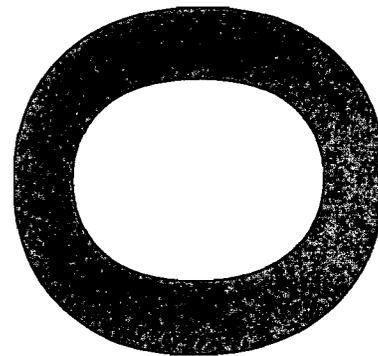
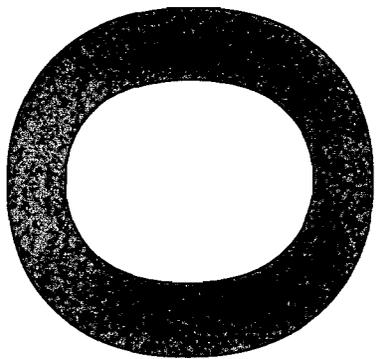
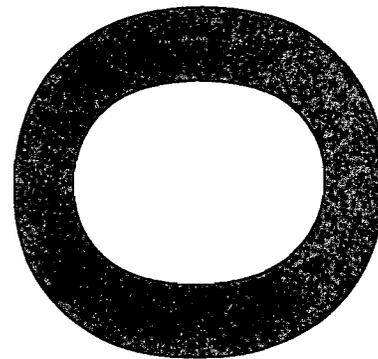
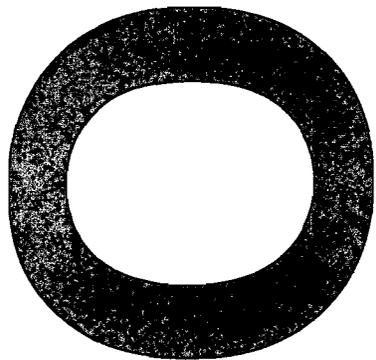
THE CITY HEREBY INVITES ALTERNATIVE PROPOSALS FOR THE REDEVELOPMENT OF THE SITE FOR CONSIDERATION BY THE CITY.

The documents listed below related to the Area and the Project are available for public inspection at the offices of DPD, Room 1000, City Hall, 121 North LaSalle Street, Chicago, Illinois between the hours of 9:00 a.m. and 4:00 p.m. Monday through Friday:

- (I) "Irving/Cicero Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project", which constitutes the City's redevelopment plan for the Area;
- (ii) a terms sheet showing all proposed material terms of the Redevelopment Agreement as of the date hereof, including but not limited to an estimated Project budget setting forth the amount of financial assistance the City intends to provide to the Company for the Project; and
- (iii) the terms of all bids and proposals received, if any, by the City related to the Project and the Redevelopment Agreement.

Please contact Michael J. Mettler of DPD at (312) 744-6711 to review these materials and for information regarding the form required for proposals submitted to the City. Those submitting alternative proposals must be financially and otherwise qualified to complete the Project. The City reserves the right to reject any and all proposals. Proposals will be received by the City at DPD's offices, Room 1000, City Hall, 121 North LaSalle Street, Chicago, Illinois 60602, until May 29, 1996 at 2:00 p.m., at which time all alternative proposals will be opened and reviewed.

Elvin E. Charity, Chairman
COMMUNITY DEVELOPMENT COMMISSION
City of Chicago



**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO
COMMUNITY DEVELOPMENT COMMISSION
MAY 14, 1996**

SUMMARY SHEET

ACTIONS

REQUESTED:

- 1) Approve a Redevelopment Plan and Project;
- 2) Recommend designation of a tax increment financing Redevelopment Project Area and adoption of tax increment financing in the Irving/Cicero Redevelopment Project Area.

PROJECT:

Irving/Cicero

**ADDRESS/
LOCATION:**

The Area is an irregularly shaped area generally bounded by the Chicago, Milwaukee and St. Paul Railroad right-of-way on the east, West Irving Park Road on the south, North Milwaukee Avenue on the west, and West Belle Plaine on the north.

SIZE:

Approximately 24 acres

DEVELOPER:

Six Corners Development, L.L.C. (See separate Staff Report and Resolution which follows)

TYPE OF

DEVELOPMENT: Commercial/Retail

SUMMARY

The City seeks to create a Tax Increment Financing (TIF) District in the Irving/Cicero Redevelopment Project Area for the purpose of supporting commercial/retail redevelopment. The area currently contains approximately 24 acres of commercial and residential uses. This matter was introduced at the March 27, 1996 Community Development Commission meeting.

We are requesting that the Commission approve the Redevelopment Plan and Project, and recommend designation of a Redevelopment Project Area and adoption of tax increment financing to the City Council.

Ward: 45

Alderman: Patrick J. Levar

COMMUNITY DEVELOPMENT COMMISSION MEETING
MAY 14, 1996

STAFF REPORT

APPROVING THE
REDEVELOPMENT PLAN AND PROJECT
AND
RECOMMENDING THE DESIGNATION
OF A REDEVELOPMENT PROJECT AREA
IN THE
IRVING/CICERO REDEVELOPMENT PROJECT AREA

MR. CHAIRMAN AND MEMBERS OF THE COMMISSION:

The resolution before you requests that you recommend to the City Council the approval of the redevelopment plan, the designation of a redevelopment project area, and adoption of tax increment allocation financing for the proposed Irving/Cicero Redevelopment Project Area ("the Area").

BACKGROUND

The Area contains approximately 24 acres on the northwest side of the City in the Portage Park community. It is an irregularly-shaped area generally bounded by Irving Park Road on the south, the Chicago, Milwaukee and St. Paul Railroad on the east, Belle Plaine Avenue on the north, and Milwaukee Avenue on the west. Major access is provided by Milwaukee Avenue, Cicero Avenue and Irving Park Road. The Kennedy Expressway is also located directly to the east of area, with an access ramps at Montrose Avenue and Irving Park Road.

The Area lies adjacent to and includes a portion of the major intersection of Milwaukee Avenue, Irving Park Road and Cicero Avenue, commonly known as Six Corners. The Six Corners area was historically a vibrant shopping destination, but changing shopping patterns, economic and demographic trends contributed to its decline beginning in the 1980's. The Area is now experiencing substantial vacancies and deteriorating conditions. Very little private investment has occurred within the Area in recent years; only \$500 in building permits were filed during the years 1993 to 1995.

The Area consists of a total of 46 parcels of property, of which five are unused parking lots, seven are active parking lots, two are private alleys, and one is a vacant lot. The balance of the parcels contains a total of 28 buildings, including a Sears automotive center, the multi-story Columbia Bank Building, several one and two-story commercial/retail storefronts, an automotive repair facility, a multi-story apartment building, and three single family residences. The Redevelopment Plan and use of tax increment financing will provide a mechanism to support new growth and help finance the acquisition, demolition, remediation, site preparation and infrastructure necessary for new development. The Redevelopment Plan provides for Commercial/Retail uses within the Area, which is consistent with its predominant commercial character.

Louik/Schneider & Associates, Inc. conducted an eligibility study to determine whether the Area qualifies for designation as a conservation area according to definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"). Louik/Schneider completed its Eligibility Study in March, 1996. The findings in the Eligibility Study are based on surveys and analysis of the properties in the area, including an exterior building condition survey, field surveys of environmental conditions, analysis of existing and previous uses, comparison of current land use to zoning maps, historical analysis of site uses and users, analysis of original and current platting and building size layout, analysis of tax delinquency, and review of previously prepared reports, studies and data. Louik/Schneider analyzed these records to determine the presence, extent and distribution of qualifying factors and concluded on the basis of their surveys that the Area qualifies as a conservation area.

The following portion of this report summarizes the findings of Louik/Schneider:

Age is a prerequisite factor for a conservation area. Of the twenty-eight buildings in the Area, twenty-seven (96%) are 35 years of age or older and therefore meet the age criteria. In addition to age, the following seven factors were found by Louik/Schneider & Associates to be present in varying degrees throughout the Area:

- | | |
|----------------------------|--|
| Present to a major extent: | (1) Deterioration |
| | (2) Excessive vacancies |
| | (3) Depreciation of physical maintenance |
| | (4) Excessive land coverage |
| Present to a minor extent: | (5) Obsolescence |
| | (6) Deleterious land-use or lay out |
| | (7) Lack of community planning |

Of the fourteen factors set forth in the Act, seven are present in the Area. Only three are needed for designation as a conservation area. Louik/Schneider & Associates found that these conservation area factors were reasonably distributed throughout the Area.

A meeting of the Joint Review Board was convened on April 10, 1996 as required by the Act and no objections were made to the designation and adoption of tax increment financing for the Area.

RECOMMENDATION

The Department of Planning and Development recommends that the Community Development Commission take the following action, as embodied in the attached Resolution:

1. Approve the document entitled Irving/Cicero Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project;
2. Recommend the designation of the Irving/Cicero Redevelopment Project Area as a Tax Increment Financing Redevelopment Project Area; and
3. Recommend the Adoption of Tax Increment Financing in the Irving/Cicero Redevelopment Project Area.