

CITY OF CHICAGO

Lake Calumet Area Industrial Tax Increment Financing Redevelopment Project Area

“Notice of Amendment to the Redevelopment Plan and Project”

NOTICE is hereby given by the City of Chicago of the publication and inclusion of changes to the City of Chicago Amendment No. 3 to the Lake Calumet Area Industrial Tax Increment Financing Redevelopment Plan and Project for the Lake Calumet Area Industrial Redevelopment Project Area; (as amended, the “Plan”) approved pursuant to an ordinance enacted by the City Council of Chicago on October 31, 2018, pursuant to Section 5/11-74.4-5 of the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS Section 5/121-74.4-1 et seq.

The Original Plan has been amended twice. Amendment No. 1, adopted by the City Council on November 13, 2002, changed the land use for a parcel within the Original RPA from industrial use to mixed use. Amendment No. 2, adopted by the City Council on November 19, 2008, removed 30 PINs from the Original Plan and Original RPA. The Original Plan, Amendment No. 1 and Amendment No. 2 are collectively referred to herein as the “Amended Plan,” and the Original RPA, as amended by Amendments No. 1 and No. 2, is referred to herein as the “Amended RPA.”

The Amended Plan is being further amended to remove 68 real estate tax parcels from the Amended RPA. Removing these parcels will encourage redevelopment of these parcels beyond the goals and objectives of the Amended Plan. Section 11-74.4-5(c) of the Act provides that:

Changes which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, may be made without further public hearing and related notices and procedures including the convening of a joint review board as set forth in Section 11-74.4-6 of this Act, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes.

The areas to be removed from the Amended Plan are described as follows:

1. The area generally bounded by 116th Street to the north, Avenue O to the east, 122nd Street to the south, and the Calumet River to the west; and
2. George Washington Elementary and High School; and
3. Rowan Park.

The following PINs are removed from the Amended Plan:

26-19-200-028-0000	26-19-206-022-0000	26-19-400-015-0000
26-19-200-029-0000	26-19-206-023-0000	26-19-400-016-0000
26-19-200-032-0000	26-19-206-024-0000	26-19-400-017-0000
26-19-200-034-0000	26-19-206-025-0000	26-19-400-018-0000
26-19-200-035-0000	26-19-206-042-0000	26-19-401-002-0000
26-19-200-039-0000	26-19-206-043-0000	26-19-401-003-0000
26-19-200-040-0000	26-19-206-044-0000	26-19-401-005-0000
26-19-200-041-0000	26-19-206-045-0000	26-19-401-007-0000
26-19-202-023-0000	26-19-206-046-0000	26-19-401-008-0000
26-19-202-024-0000	26-19-206-047-0000	26-19-500-008-0000
26-19-203-022-0000	26-19-206-048-0000	26-19-501-002-0000
26-19-203-023-0000	26-19-206-049-0000	26-20-100-002-0000
26-19-203-024-0000	26-19-207-001-0000	26-20-100-003-0000
26-19-204-017-0000	26-19-207-002-0000	26-20-101-049-0000
26-19-204-018-0000	26-19-207-003-0000	26-20-101-050-0000
26-19-205-017-0000	26-19-207-004-0000	26-30-200-006-0000
26-19-205-018-0000	26-19-301-003-0000	26-30-200-008-0000
26-19-205-019-0000	26-19-301-004-0000	26-30-200-010-0000
26-19-206-001-0000	26-19-301-009-0000	26-30-201-002-0000
26-19-206-018-0000	26-19-301-010-0000	26-30-201-006-0000
26-19-206-019-0000	26-19-400-012-0000	26-30-201-011-0000
26-19-206-020-0000	26-19-400-013-0000	26-30-500-006-0000 (part of)
26-19-206-021-0000	26-19-400-014-0000	

The Amended Plan is further amended as follows, each change following the format of the Original Plan.

Section I: Introduction

In Section I, paragraph one, the second sentence is removed and replaced with the following:

This irregularly-shaped area around Lake Calumet is located at the southern edge of the City and is generally bounded on the north by 95th Street and the Calumet Harbor; on the south by 130th Street and the southern City Limits; on the east by an irregular line that includes Lake Michigan, Mackinaw Avenue, Avenue O, Burling Avenue, the Calumet River, Torrence Avenue, and Brainard Avenue; and on the west by an irregular line including the Illinois Central Railroad and south branch of the Calumet River.

Section I, the second paragraph is removed and replaced with the following:

The Original Project Area was established by the City of Chicago in 2000, and included a total of 11,945 acres. In 2008, the City amended the Lake Calumet Area Industrial Tax Increment Financing Redevelopment Plan and Project to exclude 261 acres of improved

land in order to create redevelopment of the removed parcels with non-industrial uses in character with the neighboring residential community North Pullman. In 2018, the City again amended the Lake Calumet Area Industrial Tax Increment Financing Redevelopment Plan and Project to exclude 263 acres of vacant land in order to encourage redevelopment of these parcels beyond the goals and objectives of the Original Plan. With this Lake Calumet Area Industrial Tax Increment Financing Redevelopment Project and Plan, all reference to the “Project Area” shall be understood to mean the area excluding the combined 524 acres of improved and vacant land. All references to the “Original Project Area” shall be understood to mean the 11,945 acres originally designated in 2000.

In Section I, fourth paragraph, first sentence is removed and replaced with the following sentence:

The Department of Planning and Development finds that the Eligibility Study that is part of the Plan is not affected adversely by the removal of the combined 524 acres, all the qualifying factors necessary for the approval of the Plan were found to be reasonably distributed throughout the improved portion of the Original Project Area, and all areas within the Original Project Area showed the presence of Blighted Area factors as defined in the Act.

Section II: Legal Description and Project Boundary

In Section II, second paragraph is removed and replaced with the following:

The Project Area is generally bounded on the north by 95th Street and the Calumet Harbor; on the south by 130th Street and the southern City Limits; on the east by an irregular line that includes Lake Michigan, Mackinaw Avenue, Avenue O, Burling Avenue, the Calumet River, Torrence Avenue, and Brainard Avenue; and on the west by an irregular line including the Illinois Central Railroad and south branch of the Calumet River.

Section III: Eligibility Conditions

In Section III, first paragraph is removed and replaced with the following:

In 2008 and 2018, the City amended the Lake Calumet Area Industrial Tax Increment Financing Redevelopment Plan and Project to exclude a combined 524 acres of vacant and improved land. Excluding these areas will encourage redevelopment of these parcels beyond the goals and objectives of the Lake Calumet Area Industrial Tax Increment Financing Redevelopment Project and Plan. The Department of Planning and Development finds that the Eligibility Study is not affected adversely by the removal the 524 acres, as all the qualifying factors necessary for the approval of the Plan were found to be reasonably distributed throughout the Original Project Area, and all areas within the Original Project Area showed the presence of Blighted Area factors as defined in the Act. The tables and figures relating to the Original Project Area have not been edited to reflect the exclusion of these 524 acres.

Section V: Redevelopment Project

In Section V, Subsection B, paragraph 4, bullet 5, is removed and replaced with the following:

The Public and Institution Districts encompass an existing public park within the Project Area, Trumbull Park.

In Section V, Subsection C, under the heading “Subarea A” the second paragraph is removed and replaced with the following:

Major existing uses on the sites include the Iroquois Landing site which was once the site for Youngstown Sheet and Tube, Wisconsin Steel and General Mills plants, large vacant sites located south of 99th Street between the railroad on the west and Muskegon Avenue on the east, large vacant site located near the southeast corner of 111th Street and Torrence Avenue, the large site located south of 122nd Street and west of Avenue O, and the Acme Steel manufacturing and plant sites.

Exhibit I: Legal Description of Project Boundary

Exhibit I, the Legal Description of Project Boundary as shown in the Appendix of the Amended Plan is replaced with the amended Exhibit I: Legal Description of Project Boundary, as Amended.

Exhibit V: Lake Calumet Area Industrial Redevelopment Project Area Eligibility Report

In Exhibit V, the fourth paragraph is removed and replaced with the following.

In 2008 and 2018, the City amended the Lake Calumet Area Industrial Tax Increment Financing Redevelopment Plan and Project to exclude a combined 524 acres of vacant and improved land. Excluding these areas will encourage redevelopment of these parcels beyond the goals and objectives of the Lake Calumet Area Industrial Tax Increment Financing Redevelopment Project and Plan. The Department of Planning and Development finds that this Eligibility Study is not affected adversely by the removal the 524 acres, as all the qualifying factors necessary for the approval of the Plan were found to be reasonably distributed throughout the Original Project Area, and all areas within the Original Project Area showed the presence of Blighted Area factors as defined in the Act. The tables and figures relating to the Original Project Area have not been edited to reflect the exclusion of these 524 acres.

In Exhibit V, Figure 1: Project Area Boundary Map is replaced with the attached Amended Exhibit V, Figure 1: Project Area Boundary Map, as Amended.

In Exhibit V, Section II, the third paragraph is removed and replaced with the following:

In 2008 and 2018, the City amended the Lake Calumet Area Industrial Tax Increment Financing Redevelopment Plan and Project to exclude a combined 524 acres of vacant and improved land. Excluding these areas will encourage redevelopment of these parcels

beyond the goals and objectives of the Lake Calumet Area Industrial Tax Increment Financing Redevelopment Project and Plan. The Department of Planning and Development finds that this Eligibility Study is not affected adversely by the removal the 524 acres, as all the qualifying factors necessary for the approval of the Plan were found to be reasonably distributed throughout the Original Project Area, and all areas within the Original Project Area showed the presence of Blighted Area factors as defined in the Act. The tables and figures relating to the Original Project Area have not been edited to reflect the exclusion of these 524 acres.

In Exhibit V, Figure 2: Generalized Existing Land Use is replaced with the attached Amended Exhibit V, Figure 2: Generalized Existing Land Use, as Amended.

Exhibit VII

Create new Exhibit VII to the Original Plan, comprised of this “Lake Calumet Area Industrial Tax Increment Financing Redevelopment Project Area, Amendment No. 3” document.

The City’s Department of Planning and Development finds that the Eligibility Study that is part of the Original Plan is not affected adversely by the remove of the 68 parcels because all the qualifying factors necessary for the approval of the Original Plan were found to be reasonably distributed throughout the vacant and improved portions of the Original RPA and all areas within the Original RPA showed the presence of Blighted Area factors as defined by the Act.

This Amendment No. 3 to the Original Plan will not result in the displacement of any residents from any inhabited unit. Therefore, a housing impact study need not be completed pursuant to Section 11-74.4-3(n)(5) of the Act.