

CITY OF CHICAGO  
COMMUNITY DEVELOPMENT  
COMMISSION  
RULES AND PROCEDURES

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DEPARTMENT OF PLANNING AND DEVELOPMENT

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# COMMISSION BYLAWS

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## ARTICLE I – THE COMMISSION

- Section 1. Name of Commission.** The name of the Commission is the “Community Development Commission” of the City of Chicago.
- Section 2. Offices of the Commission.** The offices of the Commission shall be the same as the main offices of the Department of Planning and Development (“DPD”). At the time of the adoption of these rules, such offices are in City Hall, 121 N. LaSalle Street, Room 1000, Chicago, Illinois 60602.
- Section 3. Purpose of Commission.** The Commission serves as the commission established by the City of Chicago pursuant to Section 11-74.4-4(k) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (as amended, the “TIF Act”), Section 11-74.6-15(l) of the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1, et seq. (as amended, the “IJR Law”) and Chapter 2-124-020 of the Municipal Code of Chicago (as amended, the “Municipal Code”). The Commission shall have all of the authority and powers granted to the Commission under the TIF Act, the IJR Law and the Municipal Code from time to time, regardless of any provision of these Bylaws.

Actions taken by the Commission include:

1. Grant authority to prepare a Feasibility Study and Housing Impact Study
2. Accept for review the Eligibility Report and Redevelopment Plan [and Housing Impact Study, if applicable], set the date for a public meeting of the Joint Review Board, and to set the date for a public hearing
3. Recommend to the City Council the approval of the Eligibility Report and Redevelopment Plan [and Housing Impact Study, if applicable], the Designation as a Redevelopment Project Area, and Adoption of Tax Increment Allocation Financing
4. Grant authority to prepare a Feasibility and Housing Impact Study regarding the proposed TIF Redevelopment Area Amendment
5. Accept for review the proposed TIF Redevelopment Area Amendment, set the date for a public meeting of the Joint Review Board, and to set the date for a public hearing
6. Recommend to the City Council the approval of the Eligibility Report and Redevelopment Plan [and Housing Impact Study, if applicable] for the proposed TIF Redevelopment Project Area
7. Grant authority for the City to acquire property located within a TIF Redevelopment Area
8. Grant authority to negotiate a redevelopment agreement with a developer for the redevelopment of property located within a TIF Redevelopment Area and recommend to the City Council the designation of the developer [and to negotiate a land sale agreement with the developer, if applicable]
9. Grant authority for the City to enter into a land sale agreement with a developer within a TIF Redevelopment Project Area

**Section 4. Bylaws of Commission.** These bylaws are adopted pursuant to the authority in Section 2-124-060 of the Municipal Code. If any provision in these Bylaws conflicts with the TIF Act, the IJR Law, the Municipal Code or the Open Meetings Act, 5 ILCS 120/1, et seq. (the "Open Meetings Act") then such provision shall have no effect to the extent of such conflict.

## ARTICLE II – OFFICERS

**Section 1. Officers.** The officers of the Commission shall be a Chair, Vice-Chair and Secretary. At the discretion of the Commission, an Assistant Secretary may be elected.

**Section 2. Chair.** The Chair shall be the "chairman" referred to in Section 2-124-020(a) of the Municipal Code of Chicago ("Code") and shall be designated by the Mayor of the City of Chicago. The Chair shall preside at all meetings of the Commission and any public meetings or public hearings held by the Commission. In the absence of or recusal by the Chair, the Vice-Chair shall perform the duties of the Chair. In the absence of or recusal by both the Chair and the Vice-Chair, the Chair shall appoint another member of the Commission to perform the duties of the Chair. The Chair may execute such instruments in the name of the Commission as the Commission shall designate. The Chair may submit such recommendations and information to the Commission as he may consider appropriate.

**Section 3. Vice-Chair.** The Vice-Chair shall perform the duties of the Chair in the absence or incapacity of the Chair. In the case of the resignation or death of the Chair, the Vice-Chair shall perform the duties of the Chair until such time as a new Chair is designated.

**Section 4. Secretary.** The Secretary, with the assistance of DPD, shall keep the records of the Commission and shall act as secretary of the meetings of the Commission and record all votes. The Secretary, with the assistance of DPD, shall keep a record of the proceedings of the Commission, and shall perform all duties incident to the office.

**Section 5. Assistant Secretary.** An Assistant Secretary, who need not be a member of the Commission, may be elected and shall perform the duties of the Secretary at the discretion of the Commission.

**Section 6. Election.** The Vice-Chair and Secretary of the Commission shall be elected from among the members thereof at the annual meeting and shall hold office for a term of one year or until their respective successors are duly elected and qualified. However, if any such officer ceases to be a member of the Commission, they shall automatically cease to be an officer of the Commission. In the event that an office becomes vacant, an election may be held to fill said office for the unexpired term thereof at a regular or special meeting of the Commission. An Assistant Secretary who need not be a member of the Commission, may be elected by the Commission and shall hold office for a term of one year or until a successor is duly elected and qualified.

**Section 7. Committees.** The Chair may from time to time appoint from the members of the Commission to such committee or committees as shall be deemed requisite or

advisable to act upon such matter or matters as the Commission shall by resolution designate.

**Section 8. Removal.** The Mayor of the City of Chicago, in their sole discretion, may remove any member from office.

### ARTICLE III – MEETINGS

**Section 1. Annual Meetings.** The annual meeting of the Commission shall be the first regular meeting of the year.

**Section 2. Regular Meetings.** Regular meetings of the Commission shall be held on the second Tuesday of each month at 1:00 p.m. At the beginning of each calendar year a schedule of all regular meetings which list the time and place of such meetings shall be made available. If a change is made in regular meeting dates at least ten days' notice must be provided in accordance with the Open Meetings Act. (5 ILCS 120/2.03). The Chair may, when they consider it expedient, designate a different place and hour for the regular meeting, providing that 48 hours' written notice thereof is given to each member of the Commission, and public notice is also given at least 48 hours before such meeting, which notice also shall include the agenda for the rescheduled meeting, and the other requirements of Section 120/2.02 of the Open Meetings Act are satisfied.

**Section 3. Special Meetings.** The Chair may, when they deem it expedient, and shall, upon written request of two members, addressed to the Secretary and the Assistant Secretary, call a special meeting of the Commission for the purpose of transacting any business designated in the call. Written notice must be given to each member of the Commission no later than 48 hours before such meeting. Public notice must also be given at least 48 hours before such meeting, and in accordance with the Open Meetings Act. At such special meeting no business shall be considered other than that which is germane to a subject on the special agenda.

**Section 4. Quorum.** Pursuant to Section 2-124-020 of the Code, five members shall constitute a quorum for the purpose of conducting the business of the Commission and exercising its powers and for all purposes. A smaller number may convene, adjourn, or reschedule a meeting from time to time until a quorum is obtained. The affirmative vote of (i) five members or (ii) a majority of those members present and voting on a matter, whichever of (i) or (ii) is greater, is required for the exercise of any of the powers of the Commission.

**Section 5. Minutes of Meetings.** Minutes of all meetings shall be kept as required by Section 2.06 of the Open Meetings Act. All resolutions shall be set forth in the minutes of the proceedings of the Commission.

**Section 6. Manner of Vote.** Voting on all questions coming before the members shall be by roll call, and the ayes, nays, and abstentions shall be entered in the minutes of such meeting.

**Section 7. Agendas.** All agendas must be posted on the City Website and in City Hall no later than 48 hours prior to the scheduled meeting. Copies of staff reports for the items on the agenda will be posted to the City Website.

**Section 8. Conduct of Business.** All matters of procedures not covered by these Rules and Procedures of the Commission shall be governed by Robert's Rules of Order. At the regular meetings of the Commission, the following shall be the order of business:

1. Roll Call
2. Approval of minutes of the previous meeting
3. Old Business and Continued Items
4. New Business
5. Adjournment

This order may, however, be amended from time to time at the discretion of the Chair.

**Section 9. Remote Participation by Commissioners.** All public meetings of the Commission and its committees may be conducted remotely by means of video, audio, telephonic or other electronic connection ("remote meeting") in accordance with subsection (e) of Section 7 of the Open Meeting Act, codified at 5 ILCS 120/7(e). If a quorum of the members of the Commission is physically present, a majority of the Commission may vote to allow a member of the Commission to attend the meeting remotely if the member is prevented from physically attending because of: (i) personal illness or disability; (ii) employment purposes or the business of the public body; (iii) a family or other emergency; or (iv) unexpected childcare obligations.

**Section 10. Public Participation.** Any member of the general public may address orally, in person or in writing, any committee of, or meeting of, the Commission at any meeting required to be open to the public under the above Act; provided that oral public comment at meetings of the Commission shall be subject to the limits set forth below.

Any person who orally addresses a committee of, or meeting of, the Commission shall:

- (1) limit their remarks to three minutes, and if the person intends to address more than one item, use that time, at the Chair's direction, to address one, or several, such items;
- (2) limit their remarks to the subject matter appearing on the agenda of the meeting;
- (3) refrain from profane language, obscene conduct, or disruptive comments;
- (4) submit their request to speak no later than 5 minutes prior to the start of the scheduled meeting on forms provided by the Commission; and
- (5) comply with the order of the Chair of the meeting.

The Chair of the meeting has authority and discretion to: (i) curtail or limit public comment if the commenter fails to comply with this Rule, and (ii) allow reasonable variances from the three-minute time limit in appropriate, non-discriminatory, circumstances.

Public statements submitted in writing must be submitted via email to [cdc@cityofchicago.org](mailto:cdc@cityofchicago.org) no later than 24 hours before the start of the meeting.

#### **ARTICLE IV – PUBLIC HEARINGS AND OTHER POWERS**

**Section 1. Public Hearings and other powers.** The commission shall have the power described under the TIF Act and the IJR Law, including without limitation the power to hold the public hearings required under the TIF Act and the IJR Law and the power to make recommendations to City Council concerning the adoption of redevelopment plans, redevelopment projects and designation of redevelopment project areas under the TIF Act and the IJR Law.

#### **ARTICLE V – AMENDMENTS**

**Section 1. Amendments to Bylaws.** The bylaws of the Commission may be amended only by affirmative vote of five members (or such greater number as may be required) constituting a majority of those members present and voting on a matter, at a regular or a special meeting, but no such amendment shall be adopted unless at least seven days written notice thereof has been previously given to all of the members.

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*Adopted: February 17, 1976*

*Amended: January 14, 2025; February 14, 2023; August 9, 2022; February 8, 2005; December 20, 1988; April 1984*

## PROCEDURES FOR CDC REVIEW AND APPROVAL

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The Community Development Commission (CDC) was formed in 1992 to review the City of Chicago's use of Tax Increment Financing (TIF) funds and other economic development activities. The Commission's decisions are recommendations to the City Council and the Commission does not have the statutory power to enforce its decisions. The powers and duties of the Commission are set forth in the [Municipal Code of the City of Chicago \(Chapter 2-124\)](#). The Commission also serves as the commission designated by the City of Chicago pursuant to the [Tax Increment Allocation Redevelopment Act \(65 ILCS 5/11-74.4-4\(k\)\)](#). This document is intended to provide a plain language description of the projects generally reviewed by CDC and the procedures surrounding the powers and duties set forth in such legislation.

The Commission provides recommendations to the City Council on the following:

1. Designation of TIF Redevelopment Areas
2. Amendment to TIF Redevelopment Areas
3. Authorization for the City to Acquire Property within Redevelopment Areas
4. Use of TIF Funds for Private Development (Developer Designation)
5. Disposition of Certain City-owned Property

The text within this section is a summary of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4; "TIF Act"). The purpose of this section is to provide transparency and understanding of the processes surrounding these requirements and does not impose additional requirements upon the City of Chicago beyond the requirements of the TIF Act.

## Designation of TIF Redevelopment Areas

[Tax Increment Financing \(TIF\)](#) designation is when the City designates a Redevelopment Project Area – commonly referred to as a “TIF District” – for improvement. To do this, the City must demonstrate that the area meets the eligibility requirements set out in the state’s enabling legislation, the Tax Increment Redevelopment Act (“TIF Act”). The City drafts a redevelopment plan of improvements it expects to see take place within the designated boundaries of the Redevelopment Project Area.

TIF is a financial tool that is used to promote public and private investment in designated areas of the city. How the TIF is used is determined by the Redevelopment Area plan that is adopted with the Designation of the TIF District.

The use of TIF funds starts with the creation, or designation, of a TIF district. To designate a TIF district, the City must take the following steps: (1) create a redevelopment plan that establishes goals for the TIF district, (2) study the district to learn whether it is eligible under the TIF Act, (3) obtain feedback from the public, (4) obtain the approval of the Community Development Commission (CDC), and (5) obtain the approval of the City Council. This document focuses on the specific procedures surrounding the fourth step; obtaining the approval of the CDC. An overview of the entire process can be found in the [City of Chicago Tax Increment Financing Policy Guidelines](#).

### Eligibility Requirements

The TIF Act ([65 ILCS 5/11-74.4-3](#)) defines three different kinds of TIF districts – blighted, conservation, and transit. Each has a different rationale for their use and different eligibility criteria required for designation. The legislative process for all three, however, is generally the same.

#### Blighted TIF Districts

Blighted TIFs are put in place in order to provide funding for development in areas that are “blighted” based on the legal definition in the Illinois TIF Act. The definition includes factors like a progressive and advanced deterioration of structures, a lack of physical maintenance of the built environment, and a decline in property values. A blighted TIF is unique in that it has eligibility criteria that is specific to property that is either improved or vacant. For example, criteria for improved property focuses on things like the deterioration or obsolescence of a building, while criteria for vacant property looks at environmental remediation and underground conditions. Improved areas need to demonstrate that five of 13 factors are present, while vacant areas require two of six factors to be present.

#### Conservation TIF Districts

Conservation TIFs are rapidly deteriorating or declining areas that do not yet meet the legal requirements of a blighted area but would become one if that decline isn’t stopped. The eligibility criteria for conservation TIFs are generally the same as those for improved property in blighted TIFs. Conservation TIFs, however, require less factors to be present – three of 13, rather than five. Additionally, it is required that the buildings within a conservation TIF were constructed more than 35 years ago.

**Transit TIF Districts**

In June 2016, the Illinois General Assembly amended the TIF Act to allow for the creation of TIF districts focused on transit improvements. These so-called “Transit TIFs” are distinct and different from Blighted and Conservation TIFs. Primarily, these TIFs can only be used to fund the construction or improvement of public transportation. Transit TIFs are also longer in place for 36 years but can only be designated within a half-mile of specific transit facilities.

Chicago currently has two Transit TIFs for the Red Purple Modernization (“RPM”) and Red Line Extension (“RLE”) projects. TIF will be used to provide funding for repairs and reconstruction of the CTA’s nearly 100-year-old Red and Purple lines, including the modernization of stations between Lawrence and Bryn Mawr and a construction of an elevated bypass at the Belmont station as well as the extension of the southern portion of the Red Line from its’ current terminus at 95<sup>th</sup> Street to a new station at 130<sup>th</sup> Street.

**TIF Designation Review Process**

The table below is provided to demonstrate a typical timeline for the full TIF Designation approval process and does not impose any additional legal requirements onto the City, outside of those prescribe within the TIF Act and the Municipal Code. CDC’s role within this process is bolded and italicized within the table and indicated by an asterisk within the subsections below.

**TIF Designation Review Process – Typical Timeline**

ACTIVITY	MONTH INTO TIF DESIGNATION PROCESS												
	1	2	3	4	5	6	7	8	9	10	11	12	
Identify Redevelopment Area	█												
Hire TIF Consultant		█											
Data Collection/Field Work			█	█									
Prepare Plan/Eligibility Study				█	█	█							
<b><i>Housing Impact—if applicable</i></b>				█	█	█							
Community Meeting						█	█						
File Plan with City Clerk								█					
<b><i>CDC Introduction</i></b>								█					
Joint Review Board									█				
<b><i>CDC Public Hearing</i></b>										█			
Plan Commission											█		
City Council Introduction												█	
Finance Committee													█
City Council Approval													█
File Plan with Cook County													█

### **Prepare Redevelopment Plan and Eligibility Study**

Once an area has been identified as in need of redevelopment, the Department of Planning and Development (“DPD”) will undertake an analysis to determine if it meets the legal requirements necessary to designate a TIF district. This is often done in partnership with an outside consultant. The scope of work for an eligibility analysis includes field surveys performed on a parcel-by-parcel basis, exterior survey of the condition and use of each parcel, and analysis of the existing land uses and current zoning. This analysis forms the basis of an “Eligibility Study” which defines the ways in which an area meets the basic eligibility criteria legally required to be approved as a TIF district. The completed Eligibility Study provides a full summary of findings, relevant documentation demonstrating eligibility factors, and maps.

In addition to the Eligibility Study, DPD must create a Redevelopment Plan, which provides an overview of how the TIF will be used as well as the City’s goals and objectives in creating the district. These are critical components for any TIF district because the City cannot allocate increment to a project unless it advances the goals of the TIF. Other elements of the Redevelopment Plan include anticipated improvements and activities, project costs and estimated budget, project boundary and legal description, and a future land use plan.

### **Community Meeting**

After the completion of both the Redevelopment Plan and Eligibility Study, DPD presents the findings of both documents at a community meeting to receive feedback from the public. Meetings are typically held at a location within or near the proposed TIF district and hosted in coordination with the local Aldermen that may be impacted by the designation of a TIF district. Following the meeting, the Redevelopment Plan or even the boundaries of the TIF may be refined based on feedback from the public.

### **Housing Impact Study—if applicable\***

*CDC shall provide authorization to prepare a feasibility study and/or a housing impact study when it is determined that the designation of a TIF District would result in the displacement of 10 or more residential units.*

A Housing Impact Study is required if one of the purposes of the proposed redevelopment plan could result in the displacement of 10 or more inhabited residential units, or if the district contains 75 or more inhabited housing units and the City cannot certify that displacement of 10 or more inhabited residential units will not occur ([65 ILCS 5/11-74.4-4.1](#)). If a Housing Impact Study is required, the city is required to hold a public meeting before the mailing of the notices of public hearing ([65 ILCS 5/11-74.4-6](#)).

### **CDC Introduction\***

*CDC shall accept for review the eligibility report and redevelopment plan, and set dates for a public hearing and a meeting of the Joint Review Board.*

The Redevelopment Plan and Eligibility Study are both filed with the City Clerk’s Office and DPD introduces the materials to the CDC for review. The Commission votes to accept the materials for their review and set the dates of the CDC public hearing and Joint Review Board (JRB) meeting for approval. The Joint Review Board is comprised of representatives of the impacted taxing bodies, including the Chicago Public Schools and the Chicago Park District. A presentation of the proposed TIF district is given to the Joint Review Board, who review the matter and give a non-binding vote to either support or oppose the creation of the district.

**CDC Public Hearing\***

*CDC shall recommend to the City Council of the City of Chicago the approval of the redevelopment plan, designation as a redevelopment project area, and the adoption of Tax Increment Allocation Financing.*

Approximately two months after the CDC introduction, the matter is discussed by CDC and community members are given another opportunity to provide input. CDC is ultimately responsible for taking a vote on the item and making a recommendation to City Council to approve the designation of the TIF district.

In performing its review, the CDC may administer oaths, take affidavits, subpoena, require the attendance of witnesses and the production of books and papers necessary to determine the eligibility of a redevelopment area.

Prior to recommending the approval of a TIF Designation, the CDC must determine that, without TIF, it is unlikely that any significant investment would occur. Once the CDC approves the resolution, the Redevelopment Plan must be reviewed by the Chicago Plan Commission. Following the Chicago Plan Commission, the City Council of the City of Chicago must approve the redevelopment plan and designation of the TIF district.

**City Council**

If the designation is recommended by the CDC, legislation will be introduced at City Council authorizing the designation of a new TIF district and subsequently referred to the Committee on Finance. At the next meeting of the Committee in the following month, the designation of the TIF district would be subject to debate, discussion, and an additional opportunity for public feedback. Members of the Finance Committee would ultimately vote to approve the designation and refer it back to City Council for a vote and approval.

## **Amendment to TIF Redevelopment Areas**

Changes to the TIF Redevelopment Plan after adoption are considered an amendment. An amendment is classified as either major or minor based on the type of changes required.

### **Major Amendments**

The following actions constitute a major amendment and will be reviewed by the CDC in a manner almost identical to the TIF Designation Process in the previous section (note: an eligibility study is only necessary in major amendments that add additional parcels of properties within the TIF boundary):

- (1) Add additional parcels of property (boundary change),
- (2) Substantially affect the general land uses proposed in the redevelopment plan,
- (3) Substantially change the nature of the redevelopment project area (including adding porting language),
- (4) Budget increase above 5% after adjustment for CPI inflation is taken into account
- (5) Add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan,
- (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 hearing if notice is given as set forth in the Act as amended,
- (7) Extension – extends the TIF life by an additional 12 years (or such time period as specified by statute) beyond the 23-year term which requires State Authority prior to TIF expiration.

### **Minor Amendments**

The following actions constitute a minor amendment and will not be reviewed by the CDC:

- (1) Removal of parcels of property from the redevelopment project area
- (2) Land use changes which do not substantially affect the general land uses proposed in the redevelopment plan,
- (3) Changes which do not substantially change the nature of or extend the life of the redevelopment project area, or
- (4) Increase the total estimated redevelopment project cost set out in the redevelopment plan by up to 5% after adjustment for CPI is taken into account
- (5) Changes which do not add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan,
- (6) Changes that do not 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.
- (7) Repeal and/or early termination of a TIF District

## **Authorization for the City to Acquire Property**

The City has the authority to acquire private property for economic development projects that advance the goals of a Redevelopment Project Area plan. The acquisition process begins when City staff requests that the CDC recommend to the City Council the authority to acquire the indicated property. The CDC will review the request to determine if the acquisition would further the goals and objectives outlined within the Redevelopment Plan for the TIF district.

The CDC recommendation of the authority to acquire the property does not mean that the City is committed to acquire it. Acquisition authority allows the City to begin researching the cost of acquisition, such as ordering appraisals, and it allows the City to market the property for redevelopment or to issue a Request for Proposals. Only if authorized by Council action, may the City move to acquire property. The City will offer to pay the owner no less than its fair market value. Only if an agreement cannot be reached will the City consider exercising its power of eminent domain.

The tenants and owner-occupants of properties acquired in connection with a city-supported project are entitled to relocation benefits under the federal Uniform Relocation Act.

### **Acquisition Authority Process**

#### **Notice to Taxpayers**

The CDC requires the City to notify all taxpayers of record by mail for properties proposed to be acquired at least 14 days prior to the CDC meeting at which the item will be considered. The notice should list at least two City contacts and state that staff will be available to answer questions at least one hour prior to the meeting.

#### **Staff Report**

The CDC requires a staff report from City staff to be provided to the Commissioners four days in advance of the meeting and include the following information regarding the acquisition parcels: current use; number of employees/or residents, if known; intended use of the parcels; consistency with the plan; the nature and extent of community outreach efforts; and the proposed time frame in which development is likely to occur.

#### **Length of Acquisition Authority**

After 10 years, if no substantial action has been taken, the authority to acquire property previously approved by the CDC is cancelled and City staff must request acquisition authority from the CDC again.

## Use of TIF Funds for Private Development (Developer Designation)

The City uses TIF revenues for public infrastructure, public facilities, affordable housing, and economic development. CDC reviews the proposed use of TIF funds for development projects involving private developers.

### Developer Designation Process

The approval process for the use of TIF funds for a private development project starts with DPD, and for housing projects, the Department of Housing (DOH), reviewing proposals to ensure they are legally eligible and financially feasible. Specifically, this includes ensuring that the proposals are allocating TIF on eligible expenses, ensuring that projects advance the goals and objectives of the TIF district, and that there is sufficient increment in the district to fund the project.

When DPD has determined that a project is eligible and feasible, City staff will present the project during a CDC meeting. CDC will review the project to ensure that the project advances the goals and objectives of the TIF district. By resolution, CDC will authorize the requesting department to negotiate a redevelopment agreement with the developer and recommend to the City Council of the City of Chicago the designation of the developer.

### TIF Eligible Redevelopment Project Costs

The TIF Act distinguishes between expenses that are eligible for the use of TIF funds and those that are not eligible; the table below is provided to illustrate common eligible and ineligible costs.

COMMON TIF ELIGIBLE COSTS	COMMON INELEGIBLE COSTS
Public works, including infrastructure and municipal facilities	New construction, except for municipal facilities and affordable housing
Property acquisition	Fixtures, such as ornamental lighting, appliances, or furniture
Site preparation	Minor improvements, such as painting or fencing
Environmental remediation	Parking lots
Reconstruction or renovation of existing buildings	Landscaping, except for public parks
Affordable housing units up to 50 percent of the per unit cost	Operational expenses
Planning and development studies, including architectural design	
Job training of employees of businesses located within the TIF district	
Interest costs related to the development of a TIF project	

## **Disposition of Certain City-owned Property**

The disposition, or sale, of City-owned land is managed by DPD. All City-owned land dispositions must be approved by the City Council through an RDA between the City and the developer. The RDA is negotiated by DPD staff and contractually obligates the developer to complete the project in the form approved by the City Council.

According to the TIF Act (65 ILCS 5/11-74.4-4(c)), for all dispositions of City-owned land located within a Redevelopment Project Area, the City must publicly disclose the terms of the disposition, and all bids and proposals made in response to a municipality's request for proposals.

The CDC only reviews land dispositions in the following circumstances:

- 1) When the City acquired the land with the adoption of the TIF Designation or as a part of an amendment to a TIF District, or
- 2) When the City acquired the land using TIF funds then subsequently sells the land to a private developer, or
- 3) When the land disposition is included in an RDA for a TIF-funded private development.