

Notice by Mail to Taxpayers

NOTICE is hereby given that on June 11, 2024 the Community Development Commission of the City of Chicago (the "City") will hold an in-person 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 Pilsen Redevelopment Project Area Amendment No. 4, 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 April 28, 2023, 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:

**The Pilsen Tax Increment Financing Redevelopment Project and Plan
Amendment No. 4 (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, and are invited to submit comments concerning the subject matter of the hearing prior to the date thereof to the following addresses:

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

and

Anna Valencia
City Clerk
City of Chicago
City Hall, Room 107
121 North LaSalle Street
Chicago, Illinois 60602

For further information, please contact Ann Moroney of Johnson Research Group at (872) 272-4302 or PilsenTIFinfo@jrg-inc.com between 9:00 a.m. and 4:00 p.m. Monday through Friday.

The overall goal of the Plan is to reduce or eliminate the conditions that qualify the Area as a Blighted Area and Conservation Area and to provide the mechanisms necessary to support public and private development and improvements in the Area.

Gwendolyn Hatten Butler, Chair
COMMUNITY DEVELOPMENT COMMISSION
City of Chicago

List of Attachments:

- Exhibit 1: Legal Description of the Area
- Exhibit 2: Street Boundary Description of the Area
- Exhibit 3: Map of the Area

EXHIBIT 1. Legal Description of the Area

THAT PART OF SECTIONS 19, 20, 21, 28, 29, 30 AND 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF BROSS AVENUE AND THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH ALONG SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31 AND THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30 AND THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30 TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THE ALLEY LYING NORTHWESTERLY OF BLUE ISLAND AVENUE; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THE ALLEY LYING NORTHWESTERLY OF BLUE ISLAND AVENUE TO THE EAST LINE OF WESTERN AVENUE AS WIDENED; THENCE NORTH ALONG THE EAST LINE OF WESTERN AVENUE AS WIDENED TO A POINT OF INTERSECTION WITH THE NORTH LINE OF CERMAK ROAD BEING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19 AFORESAID; THENCE CONTINUING ALONG THE EAST LINE OF WESTERN AVENUE AS WIDENED TO A POINT ON THE WEST LINE OF LOT 26 IN BLOCK 3 IN W.F. JOHNSTON'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, SAID POINT BEING AN INTERSECTION WITH THE SOUTHERLY LINE OF ANGLED 18TH STREET AS DEDICATED BY DOCUMENT 4459768, SAID POINT IS APPROXIMATELY 26.24 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 26; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF 18TH STREET AS DEDICATED BY DOCUMENT 4459768 TO AN INTERSECTION WITH THE SOUTH LINE OF 18TH STREET ALSO BEING THE NORTH LINE OF BLOCK 3 IN W.F. JOHNSTON'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF 18TH STREET TO THE EAST LINE OF LEAVITT STREET; THENCE NORTH ALONG THE EAST LINE OF LEAVITT STREET TO THE NORTHWEST CORNER OF LOT 26 IN EVANS' SUBDIVISION OF PART OF THE SOUTH HALF OF BLOCK 38 OF SUBDIVISION OF SECTION 19 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOTS 26, 27 AND 34 AND ITS EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF LOT 37 IN EVANS' SUBDIVISION AFORESAID; THENCE NORTH ALONG THE WEST LINE OF LOT 37 IN EVANS' SUBDIVISION AFORESAID TO THE NORTHWEST CORNER OF LOT 35 IN EVANS' SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 35 TO THE NORTHEAST CORNER OF LOT 35 IN EVANS' SUBDIVISION AFORESAID, ALSO BEING THE WEST LINE OF HOYNE AVENUE; THENCE SOUTH ALONG THE WEST LINE OF HOYNE AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF 17TH STREET; THENCE EAST ALONG THE WESTERLY EXTENSION AND THE SOUTH LINE OF 17TH STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 38 IN THE NEWBERRY ESTATE SUBDIVISION OF BLOCK 36 IN SUBDIVISION OF SECTION 19 AFORESAID; THENCE NORTH ALONG THE SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 38 TO THE NORTHWEST CORNER OF LOT 38 IN THE NEWBERRY ESTATE SUBDIVISION AFORESAID, ALSO BEING THE SOUTH LINE OF AN ALLEY BEING NORTH OF 17TH STREET; THENCE EAST ALONG THE SOUTH LINE OF AN ALLEY BEING NORTH OF 17TH STREET TO A POINT OF INTERSECTION WITH THE EAST LINE OF WOOD STREET; THENCE NORTH ALONG THE EAST LINE OF WOOD STREET TO THE SOUTH LINE OF 16TH STREET; THENCE EAST ALONG THE SOUTH LINE OF 16TH STREET TO THE EAST LINE OF ASHLAND AVENUE; THENCE NORTH ALONG THE EAST LINE OF ASHLAND AVENUE TO THE NORTH LINE OF 16TH STREET; THENCE EAST ALONG THE NORTH LINE OF 16TH STREET CROSSING THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SAID SECTION 20 AND CONTINUING ACROSS THE NORTHWEST QUARTER AND INTO THE NORTHEAST QUARTER OF SAID SECTION 21 TO THE EASTERLY CHANNEL LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS DEFINED IN THE ORDINANCE FOR ALTERING THE CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER PASSED APRIL 13, 1926; THENCE SOUTHERLY ALONG THE EASTERLY CHANNEL LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS DEFINED IN THE ORDINANCE FOR ALTERING THE CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER PASSED APRIL 13, 1926, TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL QUARTER OF SECTION 21 AFORESAID LYING EAST OF THE SOUTH BRANCH OF THE CHICAGO RIVER, SAID WEST LINE OF LOT 2 BEING ALSO THE EAST LINE OF STEWART AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF STEWART AVENUE TO THE SOUTH LINE OF CERMAK ROAD; THENCE WEST ALONG THE SOUTH LINE OF CERMAK ROAD TO THE EAST LINE OF STEWART AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF STEWART AVENUE TO THE SOUTHEASTERLY LINE OF ARCHER AVENUE; THENCE SOUTHWEST ALONG SAID SOUTHEASTERLY LINE OF ARCHER AVENUE TO THE EAST LINE OF GREEN STREET; THENCE SOUTH ALONG SAID EAST LINE GREEN STREET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4 IN HEALY BROTHERS SUBDIVISION OF PARTS OF LOTS 1 AND 2 OF BLOCK 24 IN CANAL TRUSTEES' SUBDIVISION OF BLOCKS IN THE SOUTH FRACTIONAL HALF OF SECTION 29 AFORESAID, THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4 IN HEALY BROTHERS SUBDIVISION BEING A LINE 150 FEET NORTH OF THE NORTH LINE OF 27TH STREET; THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4 IN HEALY BROTHERS SUBDIVISION AND ALONG THE NORTH LINE OF SAID LOT 4 IN HEALY BROTHERS SUBDIVISION TO THE WEST LINE OF SAID LOT 4, SAID WEST LINE BEING ALSO THE EAST LINE OF THE ALLEY WEST OF GREEN STREET; THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF GREEN STREET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 17, 18, 19, AND 20 IN THE SUBDIVISION OF SUB-LOT 2 IN HEALY BROTHERS SUBDIVISION; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH ALLEY LINE AND THE

WESTERLY EXTENSION THEREOF TO THE WEST LINE OF PEORIA STREET; THENCE NORTH ALONG SAID WEST LINE OF PEORIA STREET TO THE NORTH LINE OF LOT 1 IN RICHLAND GARDENS III, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF 27TH STREET; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE NORTHEAST LINE OF SENOUR AVENUE (FORMERLY KNOWN AS QUARRY STREET); THENCE SOUTHEAST ALONG SAID NORTHEAST LINE OF SENOUR AVENUE TO THE NORTH LINE OF 27TH STREET; THENCE EAST ALONG SAID NORTH LINE OF 27TH STREET TO THE EAST LINE OF HALSTED STREET; THENCE SOUTH ALONG SAID EAST LINE OF HALSTED STREET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF 29TH STREET; THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF 29TH STREET AND ALONG THE SOUTH LINE OF SAID 29TH STREET TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF POPLAR AVENUE; THENCE NORTHWEST ALONG SAID SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF POPLAR AVENUE AND ALONG THE SOUTHWESTERLY LINE OF POPLAR AVENUE TO THE NORTHWESTERLY LINE OF LOT 67 IN COMMISSIONERS SUBDIVISION OF LOT 9 IN BLOCK 24 IN THE CANAL TRUSTEES' SUBDIVISION OF BLOCKS IN THE SOUTH FRACTIONAL HALF OF SECTION 29 AFORESAID; THENCE SOUTHWEST ALONG SAID NORTHWESTERLY LINE OF LOT 67 IN COMMISSIONERS SUBDIVISION AND THE SOUTHWESTERLY EXTENSION THEREOF TO THE NORTHEASTERLY LINE OF LOTS 18, 19, 24, 25, 30, 31, 36, 37, 42, 43, 48 AND 49, IN THE SUBDIVISION BY THE EXECUTOR OF THE ESTATE OF PETER QUINN, DECEASED, OF LOTS 6 (EXCEPT THE EAST 1 ACRE) AND ALL OF LOT 7 IN BLOCK 24 IN CANAL TRUSTEES' SUBDIVISION, SAID NORTHEASTERLY LINE BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY NORTHEASTERLY OF QUINN STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID ALLEY, TO THE NORTHWESTERLY LINE OF SAID LOT 18, SAID NORTHWESTERLY LINE BEING ALSO THE SOUTHEASTERLY LINE OF THE ALLEY SOUTHEASTERLY OF ARCHER AVENUE; THENCE SOUTHWEST ALONG SAID NORTHWESTERLY LINE OF SAID LOT 18 AND THE SOUTHWESTERLY EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF QUINN STREET; THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF QUINN STREET TO THE SOUTHEASTERLY LINE OF ARCHER AVENUE; THENCE SOUTHWEST ALONG SAID SOUTHEASTERLY LINE OF ARCHER AVENUE TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THROOP STREET; THENCE NORTHWEST ALONG SAID SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THROOP STREET AND THE SOUTHWESTERLY LINE OF THROOP STREET TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF HILLOCK AVENUE; THENCE NORTHEAST ALONG SAID SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF HILLOCK AVENUE AND THE NORTHWESTERLY LINE OF HILLOCK AVENUE TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN MAHER'S SUBDIVISION OF LOT 1 AND 4 IN BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF BLOCKS IN THE SOUTH FRACTIONAL HALF OF SECTION 29 AFORESAID; THENCE SOUTHEAST ALONG SAID NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN MAHER'S SUBDIVISION AND THE SOUTHWESTERLY LINE OF LOT 8 IN MAHER'S SUBDIVISION TO THE SOUTHEAST LINE OF SAID LOT 8, SAID SOUTHEASTERLY LINE OF LOT 8 BEING ALSO THE NORTHWESTERLY LINE OF THE ALLEY SOUTHEASTERLY OF HILLOCK AVENUE; THENCE NORTHEAST ALONG SAID NORTHWESTERLY ALLEY LINE TO THE SOUTHWESTERLY LINE OF MARY STREET; THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF MARY STREET TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF HILLOCK AVENUE; THENCE SOUTHWEST ALONG SAID NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF HILLOCK AVENUE TO THE NORTHEASTERLY LINE OF LOT 1 IN E. B. WARDS SUBDIVISION OF LOT 8 OF BLOCKS 3 AND 4 OF CANAL TRUSTEES' SUBDIVISION OF BLOCKS IN SOUTH FRACTIONAL HALF OF SECTION 29 AFORESAID; THENCE NORTHWEST ALONG SAID NORTHEASTERLY LINE OF LOT 1 IN E. B. WARDS SUBDIVISION TO THE SOUTH LINE OF 25TH STREET; THENCE WEST ALONG SAID SOUTH LINE OF 25TH STREET TO THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF ELEANOR STREET; THENCE SOUTHWEST ALONG SAID NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF ELEANOR STREET AND THE SOUTHEASTERLY LINE OF ELEANOR STREET TO THE NORTHEASTERLY LINE OF FULLER STREET; THENCE SOUTHEAST ALONG SAID NORTHEASTERLY LINE OF FULLER STREET TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 11 IN THE SUBDIVISION OF LOTS 2 AND 5 IN BLOCK 18 IN CANAL TRUSTEES' SUBDIVISION OF THE BLOCKS IN THE SOUTH FRACTIONAL SECTION 29 AFORESAID, THE SOUTHWESTERLY LINE OF LOT 11 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY SOUTHWEST OF GRADY COURT; THENCE SOUTHEAST ALONG SAID NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 11 AND THE NORTHEASTERLY LINE OF THE ALLEY SOUTHWESTERLY OF GRADY COURT TO THE NORTH LINE OF THAT PART OF THE ALLEY VACATED BY ORDINANCE PASSED JULY 21, 1967; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE OF SAID VACATED ALLEY TO THE CENTER LINE OF SAID VACATED ALLEY; THENCE SOUTHWEST ALONG SAID CENTER LINE OF THE VACATED ALLEY TO THE NORTHWESTERLY LINE OF THE RAILROAD RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE OF THE RAILROAD RIGHT OF WAY TO THE WEST LINE OF ASHLAND AVENUE; THENCE CONTINUING SOUTHWEST ALONG THE NORTHWEST LINE OF THE RAILROAD RIGHT OF WAY OF THE G.M. & O. RAILROAD TO THE NORTH LINE OF 33RD STREET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF 33RD STREET TO THE SOUTH LINE OF 33RD STREET; THENCE WEST ALONG SAID SOUTH LINE OF 33RD STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF DAMEN AVENUE, THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF DAMEN AVENUE AND THE WEST LINE OF DAMEN AVENUE TO THE SOUTH LINE OF 32ND STREET; THENCE WEST ALONG SAID SOUTH LINE OF 32ND STREET TO THE SOUTHEASTERLY LINE OF BROSS AVENUE; THENCE SOUTHWEST ALONG SAID SOUTHEASTERLY LINE OF BROSS AVENUE TO THE PLACE OF BEGINNING.

EXHIBIT 2. Street Boundary Description of the Area

The area generally located 16th Street to the north, Clinton Street and the Chicago River to the east, the Stevenson Expressway and 33rd Street on the south, and Western Avenue to the west.

EXHIBIT 3. Map of the Area

