
2009 Annual Report

Archer/Western Redevelopment Project Area



Pursuant to 65 ILCS 5/11-74.4-5(d)

JUNE 30, 2010



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Ms. Christine Raguso
Acting Commissioner
Department of Community Development
121 North LaSalle Street
Chicago, Illinois 60602

30 June 2010

Dear Commissioner:

Enclosed is the annual report for the Archer/Western Redevelopment Project Area, which we compiled at the direction of the Department of Community Development pursuant to Section 5(d) of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.6-1 et seq.), as amended. The contents are based on information provided to us by Chicago Departments of Community Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

It has been a pleasure to work with representatives from the Department of Community Development and other City Departments.

Very truly yours,

A handwritten signature in cursive script that reads 'Ernst & Young LLP'.

Ernst & Young LLP

Archer/Western Redevelopment Project Area 2009 Annual Report

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WITH SECTION (d) OF 65 ILCS 5/11-74.4-5.

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City of Chicago
Richard M. Daley, Mayor

Department of Community
Development

Chris Raguso
Acting Commissioner

City Hall, Room 1000
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<http://www.cityofchicago.org>

June 30, 2010

The Honorable Daniel Hynes
Comptroller
State of Illinois
Office of the Comptroller
201 Capitol
Springfield, IL 62706

Dear Comptroller Hynes:

We have compiled the attached information for the Archer/Western
Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-
74.4-5(d).

Sincerely,

Christine Raguso
Acting Commissioner



**Archer/Western Redevelopment Project Area
2009 Annual Report**

(1) DATE OF DESIGNATION AND TERMINATION - 65 ILCS 5/11-74.4-5(d)(1.5)

The Project Area was designated on February 11, 2009. The Project Area may be terminated no later than December 31, 2033.

**Archer/Western Redevelopment Project Area
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(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)

During 2009, no financial activity or cumulative deposits over \$100,000 occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

**Archer/Western Redevelopment Project Area
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(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)

Please see attached.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

TO:

Daniel W. Hynes
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: June Canello, Director of Local
Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Room 1125
Chicago, Illinois 60606

Maurice S. Jones
Director
Cook County Dept. Planning & Dev.
69 West Washington Street, Suite 2900
Chicago, Illinois 60602

Dan Donovan, Comptroller
Forest Preserve District of Cook County
69 W. Washington Street, Suite 2060
Chicago, IL 60602

Martin Koldyke, Chairman
Chicago School Finance Authority
135 South LaSalle Street, Suite 3800
Chicago, Illinois 60603

Timothy Mitchell, General Superintendent &
CEO
Chicago Park District
541 North Fairbanks
Chicago, Illinois 60611

Ron Huberman
Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603

Jacqueline Torres, Director of Finance
Metropolitan Water Reclamation District of
Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611

Douglas Wright
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426

I, RICHARD M. DALEY, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq. (the "Act") with regard to the Archer/Western Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

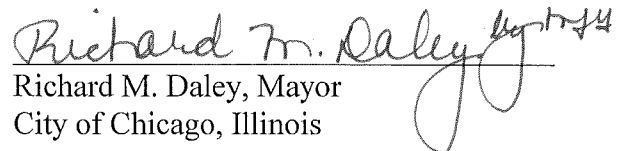
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2009, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2010.

A handwritten signature in cursive script that reads "Richard M. Daley" followed by a large flourish and the date "6/30/10".
Richard M. Daley, Mayor
City of Chicago, Illinois

**Archer/Western Redevelopment Project Area
2009 Annual Report**

(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.4-5(d)(4)

Please see attached.



City of Chicago
Richard M. Daley, Mayor

Department of Law

Mara S. Georges
Corporation Counsel

City Hall, Room 600
121 North LaSalle Street
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June 30, 2010

Daniel W. Hynes
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: June Canello, Director of Local
Government

Dolores Javier, Treasurer
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South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426

Re: Archer/Western
Redevelopment Project Area (the "Redevelopment Project
Area")

Dear Addressees:

I am Corporation Counsel of the City of Chicago, Illinois (the "City"). In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.



June 30, 2010

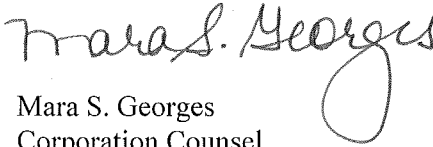
Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Housing, Department of Finance and Office of Budget and Management, have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,


Mara S. Georges
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:

Note

Reference is made in the first paragraph of Page 2 of the Opinion of Counsel for 2009 Annual Report to the Department of Planning and Development and the Department of Housing. The functions of both of these departments have been consolidated into the Department of Community Development.

**Archer/Western Redevelopment Project Area
2009 Annual Report**

(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.4-5(d)(5)

During 2009, there was no financial activity in the Special Tax Allocation Fund.

**Archer/Western Redevelopment Project Area
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(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)

During 2009, the City did not purchase any property in the Project Area.

Archer/Western Redevelopment Project Area 2009 Annual Report

(7) STATEMENT OF ACTIVITIES - 65 ILCS 5/11-74.4-5(d)(7)

- (A)** Projects implemented in the preceding fiscal year.
- (B)** A description of the redevelopment activities undertaken.
- (C)** Agreements entered into by the City with regard to disposition or redevelopment of any property within the Project Area.
- (D)** Additional information on the use of all Funds received by the Project Area and steps taken by the City to achieve the objectives of the Redevelopment Plan.
- (E)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.
- (F)** Joint Review Board reports submitted to the City.
- (G)** Project-by-project review of public and private investment undertaken from 11/1/99 to 12/31/09, and of such investments expected to be undertaken in year 2010; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/09, and an estimated ratio of such investments as of the completion of each project and as estimated to the completion of the redevelopment project.

SEE TABLES AND/OR DISCUSSIONS ON FOLLOWING PAGES.

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(7)(A) - 65 ILCS 5/11-74.4-5(d)(7)(A)

During 2009, no projects were implemented.

(7)(B) - 65 ILCS 5/11-74.4-5(d)(7)(B)

Redevelopment activities undertaken within this Project Area during the year 2009, if any, have been made pursuant to i) the Redevelopment Plan for the Project Area, and ii) any Redevelopment Agreements affecting the Project Area, and are set forth on Table 5 herein by TIF-eligible expenditure category.

(7)(C) - 65 ILCS 5/11-74.4-5(d)(7)(C)

During 2009, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

**Archer/Western Redevelopment Project Area
2009 Annual Report**

(7)(D) - 65 ILCS 5/11-74.4-5(d)(7)(D)

The Project Area has not yet received any increment.

(7)(E) - 65 ILCS 5/11-74.4-5(d)(7)(E)

During 2009, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

Archer/Western Redevelopment Project Area 2009 Annual Report

(7)(F) - 65 ILCS 5/11-74.4-5(d)(7)(F)

Joint Review Board Reports were submitted to the City. See attached.

(7)(G) - 65 ILCS 5/11-74.4-5(d)(7)(G)

Since November 1, 1999, no public investment was undertaken in the Project Area. As of December 31, 2009, no public investment is estimated to be undertaken for 2010.

CITY OF CHICAGO
JOINT REVIEW BOARD

COPY

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on November 7, 2008, at 10:03 a.m.
City Hall, Room 1003, Conference Room,
Chicago, Illinois, and presided over by
Ms. Tanya Anthony.

PRESENT:

MS. TANYA ANTHONY, CHAIRWOMAN
MS. GLORIA PERALTA
MR. JOHN SCHNEIDER
MS. PHOEBE WOOD
MS. TARA WASIAK
MS. ANNA GARCIA
MR. JOHN MOLLOY

1 MS. ANTHONY: Let's go ahead and
2 start the TIF Joint Review Board meeting. I
3 will ask all the members to please introduce
4 themselves, I'll start with myself. My
5 name's Tanya Anthony from the Chicago Park
6 District.

7 MS. WOOD: I'm Phoebe Wood from City
8 Colleges of Chicago.

9 MS. GARCIA: I'm Anna Ann Garcia and
10 I'm a member of the public.

11 MR. SCHNEIDER: John Schneider with
12 Cook County.

13 MS. WASIAK: Tara Wasiak, Chicago
14 Public Schools.

15 MS. ANTHONY: Thank you. For the
16 record my name is Tanya Anthony. I am the
17 representative of the Chicago Park District,
18 which under Section 11-74, 4 through 5 of the
19 Tax Increment Allocation Redevelopment Act
20 is one of the statutorily designated members
21 of the Joint Review Board. Until election of
22 a chairperson I will moderate the Joint
23 Review Board meeting.

24 For the record, this would be a

1 meeting to review the proposed Archer
2 Western Tax Increment Financing District.
3 The date of this meeting was announced and
4 set by the Community Development Commission
5 of the City of Chicago at its meeting of
6 October 14th, 2008.

7 Notice of this meeting of the
8 Joint Review Board was also provided by
9 certified mail to each taxing district
10 represented on the board, which includes the
11 Chicago Board of Education, the Chicago
12 Community Colleges, District 508, the
13 Chicago Park District, Cook County, and the
14 City of Chicago. Public notice of this
15 meeting was also posted as of Wednesday,
16 November 5th, 2008 in various locations
17 throughout City Hall.

18 When a proposed redevelopment
19 plan would result in displacement of
20 residents from ten or more inhabited
21 residential units or would include 75 or more
22 inhabited residential units, the TIF Act
23 requires that the public member of the Joint
24 Review Board must reside in the proposed

1 redevelopment project area.

2 In addition, if a municipalities
3 housing impact study determines that the
4 majority of residential units in the
5 proposed redevelopment project area are
6 occupied very low, low, or moderate income
7 households as defined in Section 3 of the
8 Illinois Affordable Housing Act. The public
9 member must be a person who resides in very
10 low, low or moderate income housing with the
11 proposed redevelopment project area.

12 With us today is Anna Garcia.
13 Are you familiar with the boundaries of the
14 proposed Archer Western Tax Increment
15 Financing Redevelopment Project Area?

16 MS. GARCIA: Yes.

17 MS. ANTHONY: What is your primary
18 residence? What's the address of your
19 primary residence?

20 MS. GARCIA: 1934 West 35th Street.

21 MS. ANTHONY: Is such address within
22 the boundaries of the proposed Archer
23 Western Tax Increment Financing
24 Redevelopment Project Area.

1 MS. GARCIA: Yes.

2 MS. ANTHONY: Have you provided
3 representatives of the City of Chicago's
4 Department of Planning and Development with
5 accurate information concerning your income
6 and the income of any other members of the
7 household residing at such address?

8 MS. GARCIA: Yes.

9 MS. ANTHONY: MS. Garcia, are you
10 willing to serve as the public member for the
11 Joint Review Board for the proposed Archer
12 Western Tax Increment Financing
13 Redevelopment Project Area?

14 MS. GARCIA: Yes.

15 MS. ANTHONY: I will entertain a
16 motion that Anna Garcia be selected as the
17 public member. Is there a motion?

18 MS. WOOD: So moved.

19 MS. ANTHONY: Is there a second?

20 MR. SCHNEIDER: I'll second.

21 MS. ANTHONY: All in favor, please
22 vote by saying aye.

23 (Chorus of ayes.)

24 MS. ANTHONY: All opposed, please

1 vote by saying no. Let the record reflect
2 that Anna Garcia has been selected as the
3 public member for the proposed Archer
4 Western Tax Increment Financing
5 Redevelopment Project Area.

6 Our next order of business is to
7 select a chairperson for this Joint Review
8 Board. Are there any nominations?

9 MS. WOOD: I elect, or recommend
10 Tanya Anthony.

11 MS. ANTHONY: Is there a second for
12 the nomination?

13 MS. WASIAK: I second.

14 MS. ANTHONY: Are there any other
15 nominations? Let the record reflect there
16 are no other nominations. All in favor of
17 the nomination please vote by saying aye.

18 (Chorus of ayes.)

19 MS. ANTHONY: All opposed vote by
20 saying no. Let the record reflect that Tanya
21 Anthony, myself, has been elected as
22 chairperson and will now serve as the
23 chairperson for the remainder of the
24 meeting.

1 At this time we will ask Teska
2 Associates to give us a presentation.

3 MR. ORTEGA: Good morning. For the
4 record my name is Mario Ortega, I'm a Senior
5 Associate Planner for Teska Associates,
6 located in Evanston, Illinois. And, I'm here
7 with you this morning to go over the details
8 regarding the proposed Archer Western TIF
9 Redevelopment Project Area.

10 Just to get everyone familiar
11 with the area we're talking about, the
12 eastern boundary is Halsted Avenue on this
13 side, it runs along 31st Street, primarily
14 the properties on the north side of 31st.
15 The main corridor of the district would be
16 Archer Avenue running from Quentin, right
17 here on the east, moving westward along
18 Archer to Western Avenue. We also include an
19 arm on 35th Street from Archer moving
20 eastward to Ashland Avenue. And, we also
21 have the other primary corridor of this
22 district would be along Western, starting in
23 the north on, is this Bruny?

24 MR. MOLLOY: Bross.

1 MR. ORTEGA: Bross, Bross on the
2 north, and proceeding southbound to 47th
3 Street, including property on both sides of
4 Western Avenue.

5 So, with regard to this project
6 area, we're looking at 1,036 parcels. On
7 those parcels there are 788 buildings, 587 of
8 them we call principal buildings where the
9 principal use occurs, and there are 191
10 accessory structures such as garages. So for
11 the total area in this, in these gray
12 parcels, and it includes various community
13 assets such as McKinley Park, the McKinley
14 branch of the library and various other small
15 neighborhood area parks, total, total area
16 is 413 acres.

17 And with regard to the current
18 mix of uses, we're looking at residential
19 uses, some single family structures but
20 mainly two family and what we call mixed use
21 structures which is the commercial on the
22 first floor and residences on the second and
23 third floors above those. Those are mainly
24 located on 35th and 31st Street.

1 Here I have also a lot of
2 commercial use, primarily along Archer
3 Avenue, and then we also have some industrial
4 use which would be along Western Avenue on
5 the east side, south of Pershing Road.

6 So with regard to these existing
7 additions, we are proposing that this TIF is
8 eligible based on the conservation area
9 eligibility requirements as outlined in the
10 TIF statute. While this statute requires two
11 aspects, one that the age of the structures
12 must be 35 years old or older for at least 50
13 percent of the buildings, and then two, the
14 TIF statute outlines 13 different
15 characteristics of which at least three must
16 be found to exist within the project area to
17 be, to be prevalent and to be equally
18 distributed. So rather than just being
19 located in one location, these
20 characteristics need to be documented and
21 found to be within the entire project area.

22 So with regard to the first
23 requirement in terms of age, of the 587
24 structures in the TIF project area, we have

1 509 or 87 percent of the buildings are 35
2 years old or older. So that obviously
3 meets that 50 percent threshold
4 requirement.

5 With regard to the additional
6 list of existing characteristics, we found
7 four that we consider major contributing
8 factors to the eligibility of this TIF, we
9 need three, we found four. First one being
10 deterioration. Deterioration refers to the
11 physical condition of not only the buildings
12 but also of sites, so whether it's the
13 building doors, windows, roofs, the front
14 facade, if those materials are found to be
15 crumbling or if there's any characteristics
16 in which they are not just maintenance, it's
17 primary repairs necessary, then that
18 qualifies as deterioration.

19 Of the 587 buildings we found 202
20 or 34 percent of the structures experienced
21 some level of deterioration. And in addition
22 to that, in terms of the sites, which is if
23 there's a vacant site or a parking lot or a
24 building -- structure, if there's any type of

1 deterioration, we found that 20 percent of
2 the sites or 209 out of the 1,036 parcels did
3 have some level of deterioration which would
4 require some type of major investment in
5 terms of bringing them into good physical
6 standings.

7 Second characteristic we found
8 was the vacancies of the structures. 32
9 percent of the structures were found to have
10 some form of vacancy within them, either the
11 entire structure or a significant portion of
12 the structure was vacant. Now, that's 32
13 percent of the buildings which also equates
14 to 22 percent of the parcels. And in this
15 instance they were found throughout the
16 project area along Western, Archer, 35th and
17 31st with various levels of vacancy.

18 The third characteristic we
19 found was, in our opinion, is the deleterious
20 land use that refers to the current land use
21 structures and their, excuse me, current
22 land uses and their relationship is such that
23 it's a deleterious affect upon each other.
24 And this is mainly due to the fact that

1 there's incompatible land use relationships.

2 Basically what you have is in
3 certain areas where there's more of a
4 residential character, single family homes,
5 adjacent to those we found a lot of
6 commercial operations in which they are not
7 adequately buffered, or their certain
8 characteristics of the non-residential uses
9 are negatively affecting the residential
10 adjacent uses.

11 The most obvious instance of
12 those would be on 31st Street there are a lot
13 of auto repair garages and things like the
14 hours of operation, traffic, the noise,
15 lighting of these sites and even things like
16 truck deliveries, those things have a
17 negative impact on adjacent residences. And
18 we believe based on our interpretation of the
19 statute and our experience that due to these
20 conditions, this characteristic, the
21 deleterious land use in fact exists in this
22 project area. So not only on 31st but there
23 are those other instances in which
24 residential matters -- against each other

1 and they're negatively affecting each
2 other.

3 And finally, the last
4 characteristic we found also was lack of
5 planning. That refers to as this area
6 developed over time, due to the fact that
7 there was not a plan in place, the negative
8 affects resulted, the primary one being the
9 incompatible land use relationships. This
10 is due, once again, to the, the fact that
11 actually a lot of these buildings are over
12 age, back in the time when the priority
13 wasn't for making sure that residential and
14 non-residential uses could co-exist with
15 each other.

16 For example, 57 percent of the
17 buildings are at least 100 years old.
18 There's only 14 percent of the buildings that
19 were built in the last 50 years. So, rather
20 than build to modern standards for
21 compatibility, they don't have that
22 currently. And we believe that qualifies
23 this as part of the TIF project area.

24 Having had completed my

1 presentation with regards to the eligibility
2 factors if you have any other questions with
3 regard to the -- please feel free to ask if
4 there's any questions. Thank you.

5 MR. SCHNEIDER: I've got a question.

6 MR. ORTEGA: Yes?

7 MR. SCHNEIDER: You indicated
8 excessive vacancy, how many buildings are
9 there?

10 MR. ORTEGA: There are 587 buildings.

11 MR. SCHNEIDER: How many of those are
12 vacant?

13 MR. ORTEGA: 32 percent.

14 MR. SCHNEIDER: How many parcels are
15 there?

16 MR. ORTEGA: 228.

17 MR. SCHNEIDER: 228?

18 MR. ORTEGA: Out of the 1,036 either
19 have, or either a vacant parcel, or excuse
20 me, the vacancy actually refers to
21 structural vacancies, so there are 228
22 parcels in which there's a structure on it in
23 which it either has a vacancy or a partial
24 vacancy. Because a characteristic refers to

1 the buildings, not the parcels.

2 MR. SCHNEIDER: So, there's 587
3 buildings?

4 MR. ORTEGA: Yes.

5 MR. SCHNEIDER: But only 228
6 structures?

7 MR. ORTEGA: 228, 528 total buildings
8 throughout the project area. Of those 528,
9 32 percent of them have a vacancy. I don't
10 have that one number, I missed it,
11 unfortunately.

12 MS. ANTHONY: I have a question.

13 MR. ORTEGA: Yes?

14 MS. ANTHONY: Of the buildings, 16 of
15 them have been identified as restored,
16 restored buildings, is that correct?

17 MR. ORTEGA: Yes, that's correct.

18 MS. ANTHONY: And what does the
19 orange rating mean?

20 MR. ORTEGA: You know, I'm afraid I'm
21 not as familiar with that. That information
22 was provided to us by a certain segment of
23 the Planning Department, maybe they might
24 understand --

1 MR. MOLLOY: John Molloy, City of
2 Chicago, Department of Planning, our
3 Landmarks Division ranks each of these
4 buildings by their historical significance,
5 and orange, orange rated is the highest you
6 can get before it's a landmark, before it's a
7 red --

8 MS. ANTHONY: Okay.

9 MR. MOLLOY: It goes out from there,
10 I think green's the lowest. So orange is
11 significant, it's not a landmark, but it
12 does have historical or significant features
13 to it that would potentially make it a
14 landmark --

15 MS. ANTHONY: Does that prevent it
16 from demolition?

17 MR. MOLLOY: No, but there is a 10
18 day, or maybe a 90 day demolition hold on it
19 so all the parties can look at the building
20 and see if it should be saved.

21 MS. ANTHONY: Okay, thank you.

22 MR. MOLLOY: You're welcome.

23 MS. ANTHONY: All right, as mentioned
24 earlier, we have reviewed a plan for the

1 proposed Archer Western Tax Increment
2 Financing District proposed by the City of
3 Chicago staff of the City's Department of
4 Planning and Development, and Law and other
5 departments have reviewed this plan
6 amendment, which was introduced to the
7 city's Community and Development Commission
8 October 14th, 2008.

9 An amendment to the TIF requires
10 us to base our recommendation to approve or
11 disapprove the proposed Archer Western Tax
12 Increment Financing District on the basis of
13 the area and the plan satisfy the plan
14 requirements, the eligibility criteria
15 defined in the TIF Act and objectives of the
16 TIF Act.

17 If the Board approves the plan
18 amendment, the Board will then issue an
19 advisory non-binding recommendation by the
20 vote of the majority of those members present
21 and voting. Such recommendation shall be
22 submitted to the city within 30 days after
23 the Board Meeting. Failure to submit such
24 recommendation shall be deemed to constitute

1 approval by the Board.

2 If the Board disapproves the plan
3 amendment, the Board must issue a written
4 report describing why the plan and area
5 failed to meet one or more of the objectives
6 of the TIF Act, and both the plan
7 requirements and the eligibility criteria of
8 the TIF Act. The city will then have 30 days
9 to resubmit a revised plan. The Board and
10 the city must also confer during this time to
11 try to resolve the issue that led to the
12 Board's disapproval.

13 If such issues cannot be
14 resolved, or if the revised plan is
15 disapproved, the city may proceed with the
16 plan, but the plan can be approved only with
17 a three-fifths vote of the city counsel,
18 excluding positions of members that are
19 vacant, and those members that are
20 ineligible to vote because of conflicts.

21 Based on the presentation, do any
22 members of the Joint Review Board have any
23 additional questions? If there are no
24 further questions I will entertain a motion

1 that this Joint Review Board finds that the
2 proposed Archer Western Tax Increment
3 Financing Redevelopment Project Area
4 satisfies the redevelopment plan
5 requirements under the TIF Act, the
6 eligibility criteria defined in Section 111-
7 74.4-3 of the TIF Act and the proposed
8 objectives of the TIF Act, and that based on
9 such findings, approve such proposed plan
10 under the TIF Act. Is there a motion?

11 MS. WOOD: So moved.

12 MS. ANTHONY: Is there a second for
13 the motion?

14 MS. WASIAK: I second.

15 MS. ANTHONY: Is there any further
16 discussion? If not, all in favor please vote
17 by saying aye?

18 (Chorus of ayes.)

19 MS. ANTHONY: All opposed please vote
20 by saying no. Let the record reflect the
21 Joint Review Board's approval of the
22 proposed Archer Western Tax Increment
23 Financing Redevelopment Project Area under
24 the TIF Act.

1 And, this meeting is adjourned.
2 (Whereupon, the meeting
3 adjourned at 10:18 p.m.)
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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, CAROL ROBERTSON, depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

Carol Robertson

CAROL ROBERTSON

SUBSCRIBED AND SWORN TO

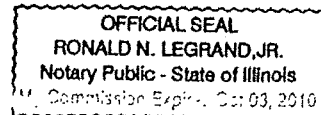
BEFORE ME THIS 24TH DAY OF

NOVEMBER

, A.D. 20 08

[Signature]

NOTARY PUBLIC



**Archer/Western Redevelopment Project Area
2009 Annual Report**

**(8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE
MUNICIPALITY - 65 ILCS 5/11-74.4-5(d)(8)(A)**

During 2009, there were no obligations issued for the Project Area.

**Archer/Western Redevelopment Project Area
2009 Annual Report**

(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.4-5(d)(8)(B)

During 2009, there were no obligations issued for the Project Area.

**Archer/Western Redevelopment Project Area
2009 Annual Report**

(10) CERTIFIED AUDIT REPORTS - 65 ILCS 5/11-74.4-5(d)(9)

During 2009, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was prepared.

Archer/Western Redevelopment Project Area 2009 Annual Report

(11) GENERAL DESCRIPTION AND MAP

The Archer/Western Redevelopment Project Area is generally bounded by property on the north and south side of Archer Ave. from Quinn St. on the east to Western Ave. on the west; property on the north and south side of 31st St. from Halsted St. on the east to Pitney Ct. on the west; property on the north and south side of 35th St. from Ashland Ave. on the east to the CTA railroad on the west; and property on the east and west side of Western Ave. from Bross Ave. on the north to 47th St. on the south. For precise boundaries, please consult the legal description in the Redevelopment Plan.

