
2000 Annual Report

Lake Calumet Redevelopment Project Area



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

JUNE 30, 2001

June 30, 2001

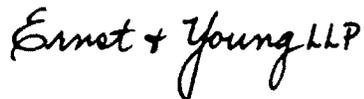
Ms. Alicia Mazur Berg
Commissioner
Department of Planning and Development
121 N. LaSalle St.
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the Lake Calumet Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 5(d) of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended. The contents are based on information provided to us by Chicago Departments of Planning and 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 Planning and Development and other City Departments.

Very truly yours,



Ernst & Young LLP

Lake Calumet Redevelopment Project Area 2000 Annual Report

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

June 30, 2001

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 Lake Calumet Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-74.4-5(d).

Sincerely,

Alicia Mazur Berg
Commissioner



Lake Calumet Redevelopment Project Area 2000 Annual Report

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

The Project Area was designated on December 13, 2000. The Project Area may be terminated no later than December 13, 2023.

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

During 2000, 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.

**Lake Calumet Redevelopment Project Area
2000 Annual Report**

(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)

Please see attached.

STATE OF ILLINOIS)
)
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: Carol Reckamp, Director of Local
Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Rm. 1149
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
Development
69 West Washington Street, Room 2900
Chicago, Illinois 60602
Attn: Kay Kosmal

Dean L. Viverito, Comptroller
Forest Preserve District of Cook County
536 North Harlem Avenue
River Forest, Illinois 60305

Michael Koldyke, Chairman
Chicago School Finance Authority
135 S. LaSalle Street, Suite 3800
Chicago, Illinois 60603

David Doig, General Superintendent & CEO
Chicago Park District
541 N. Fairbanks Court, 7th Floor
Chicago, Illinois 60611

Paul Vallas, Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603
Attn: Linda Wrightsell

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

Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426
Attn: Dr. K. Lime, Manager

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 Lake Calumet Area Industrial Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

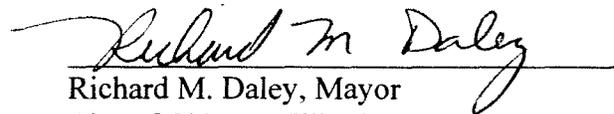
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2000, 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, 2001.


Richard M. Daley, Mayor
City of Chicago, Illinois

**Lake Calumet Redevelopment Project Area
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(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
Chicago, Illinois 60602
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June 30, 2001

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

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Rm. 1149
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
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69 West Washington Street, Room 2900
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Chicago, Illinois 60611

Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426
Attn: Dr. K. Lime, Manager

Re: Lake Calumet Area Industrial
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.



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:

**Lake Calumet Redevelopment Project Area
2000 Annual Report**

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

During 2000, there was no financial activity in the Special Tax Allocation Fund.

**Lake Calumet Redevelopment Project Area
2000 Annual Report**

(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)

During 2000, the City did not purchase any property in the Project Area.

Lake Calumet Redevelopment Project Area 2000 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 12/31/00, and of such investments expected to be undertaken in Year 2001; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/00, 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 THE FOLLOWING PAGES.

Lake Calumet Redevelopment Project Area 2000 Annual Report

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

During 2000, 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 2000, if any, have been made pursuant to i) the Redevelopment Plan for that Project Area, and ii) the one or more Redevelopment Agreements, if any, 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 2000, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

Lake Calumet Redevelopment Project Area 2000 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 2000, 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.

Lake Calumet Redevelopment Project Area 2000 Annual Report

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

Joint Review Board reports submitted to the City. Please see attached.

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

During 2000, no public investment was undertaken in the Project Area. As of December 31, 2000, no public investment was estimated to be undertaken for 2001.

CITY OF CHICAGO
JOINT REVIEW BOARD

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on July 14, 2000, at 10:00 a.m.
City Hall, Room 1003, Conference Room,
Chicago, Illinois, and presided over by
Mr. Gary Gordon.

PRESENT:

MR. GARY GORDON, CHAIRMAN
MR. PETER SKOSEY
MS. SUSAN MAREK
MS. JACKIE HORDER
MR. MARK MYSTINSKI
MR. JACK PETIGREW
MS. MARILYN ENGWALL

REPORTED BY: Accurate Reporting Service
200 N. LaSalle Street
Chicago, Illinois
BY: Jack Artstein, C.S.R.

1 MR. GORDON: For the record, my name
2 is Gary Gordon. I'm a representative of the
3 Chicago Park District which under Section
4 11-74.4-5 of the Tax Increment Allocation
5 Redevelopment Act as one of the statutorily
6 designated members of the Joint Review Board.
7 Until election of a chairperson I will
8 moderate the Joint Review Board meeting.

9 For the record, this is a meeting
10 of the Joint Review Board to review a
11 proposed Tax Increment Financing District
12 which is referred to as the Lake Calumet Area
13 Industrial District.

14 The date of this meeting was
15 announced at and set by the Community
16 Development Commission of the City of Chicago
17 at its June 27th, 2000 meeting.

18 Notice at this meeting of the
19 Joint Review Board was also provided by
20 certified mail to each taxing district
21 represented on the Board which includes the
22 Chicago Board of Education, the Chicago
23 Community College, District 508, the Chicago

1 Park District, Cook County, and the City of
2 Chicago and the public member. Public notice
3 of this meeting was also posted as of
4 Wednesday July 12, 2000 in various locations
5 throughout City Hall.

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

9 MS. MAREK: Oh, for chairman?

10 MR. GORDON: Yeah.

11 MS. MAREK: I thought we did that
12 last week?

13 MR. GORDON: It's for this particular
14 TIF

15 MS. MAREK: Oh, I nominate Gary
16 Gordon.

17 MR. SKOSEY: I'll second.

18 MR. GORDON: Are there any other
19 nominations?

20 MS. HORDER: Are we going to take the
21 role first before we have this?

22 MR. GORDON: Certainly, fine, sure.

23 MS. HORDER: I'm Jackie Horder

1 representing Cook County.

2 MS. MAREK: Susan Marek, Chicago
3 Board of Education.

4 MR. GORDON: Gary Gordon, Chicago
5 Park District.

6 MR. SKOSEY: Peter Skosey
7 representing Mary Sue Barrett, Public Member.

8 MR. GORDON: I apologize, thank you.
9 Getting back to the nomination then, all
10 those in favor of the nomination please vote
11 by saying "aye".

12 (Chorus of ayes.)

13 MR. GORDON: All opposed vote by
14 saying "no". Let the record reflect that
15 Gary Gordon has been elected as Chairperson
16 and will now serve as the Chairperson for the
17 remainder of the meeting.

18 As I mentioned at this meeting,
19 we will be reviewing a plan for the TIF
20 District proposed by the City of Chicago,
21 staff of the City's Department of Planning
22 and Development and Law and other departments
23 have reviewed this plan which was introduced

1 to the City's Community Development
2 Commission on June 27th, 2000. We will listen
3 to a presentation by the consultant of this
4 plan. Following the presentation we can
5 address any questions that the members might
6 have for the consultant or City staff. The
7 recent amendment to the TIF Act requires us
8 to base our recommendation to approve or
9 disapprove the Lake Calumet Area Industrial
10 Plan and the designation of the Lake Calumet
11 Area Industrial TIF Area on the basis of the
12 area and the plan satisfying the plan
13 requirements, the eligibility criteria
14 defining the TIF Act and the objectives of
15 the TIF Act.

16 If the Board approves the plan of
17 the designation of the area the Board will
18 then issue an advisory non-binding
19 recommendation by the vote of the majority of
20 those members present and voting. Such
21 recommendations shall be submitted to the
22 City within 30 days after the Board meeting.
23 Failure to submit such recommendations shall

1 be deemed to constitute approval by the
2 Board.

3 If the Board disapproves the plan
4 and the designation of the area the Board
5 must issue a written report describing why
6 the plan and area failed to meet one or more
7 of the objectives of the TIF Act about the
8 plan requirements and the eligibility
9 criteria of the TIF Act. The City will then
10 have 30 days to resubmit a revised plan. The
11 Board and the City must also confer during
12 this time to try to resolve the issues that
13 led to the Board's disapproval. If such
14 issues cannot be resolved or if the revised
15 plan is disapproved the City may proceed with
16 the plan but the plan can be approved only
17 with 3/5ths vote of the City Council,
18 excluding positions of members that are
19 vacant and those members that are ineligible
20 to vote because of conflicts of interest.

21 And if there's no questions then
22 we'll proceed with the presentations of the
23 TIF Act.

1 MR. PETIGREW: Good Morning. For the
2 record my name is Jack Petigrew. I'm one of
3 the principles of Trkla, Petigrew, Allen and
4 Payne Urban Planning Economic Development
5 Consulting Firm based in Chicago retained by
6 the City to assist in the preparation of
7 studies and plans for the Lake Calumet area.

8 I think you're all familiar with
9 the area but let me begin with just a
10 reference to boundaries. It begins, the area
11 I should tell you is close to 12,000 acres
12 and is clearly the largest TIF in the City of
13 Chicago. Maybe the largest TIF in the State
14 of Illinois. At the north is the entrance to
15 the Calumet River and from Lake Michigan and
16 across the north side of the Calumet River is
17 the former United States Steel Mill site, now
18 vacant but also an existing established TIF
19 Adjacent to it is the South Chicago TIF So,
20 this Lake Calumet area TIF begins with an
21 adjacency to the existing TIF's in that
22 location follows the Calumet River and
23 includes properties on both sides of the

1 Calumet River around into the Lake Calumet
2 area and all of the properties around and
3 surrounding Lake Calumet, includes property
4 within the Pullman Industrial Corridor which
5 is the west side of the Bishop Ford
6 Expressway and extending over to and
7 surrounding the Pullman Historic District.
8 It does not include the Pullman District.

9 It extends to the south, to the
10 south city limits. So, we're roughly from
11 just north of 95th street to the south city
12 limits. On the west, west side of the
13 Calumet Expressway on the east it extends to
14 Avenue O. It includes several key sites.
15 The former Wisconsin Steel site now vacant.

16 North of that the former
17 operating General Mills site now vacant.

18 Over on the east the almost non-
19 operating former Republic Steel and L.T.V.
20 Steel sites.

21 So, it's an area that, it's
22 substantial in acreage and also home to a
23 number of former and current major industrial

1 uses.

2 Obviously the area has not been
3 subject to growth and development and the
4 area includes, and I should indicate that
5 under the state statute a redevelop project
6 area and the entire area encompassed here is
7 one redevelopment project area. But under
8 the statute a redevelopment project area can
9 include both blighted areas, conservation
10 areas and industrial park conservation areas.

11 This area includes blighted areas
12 and conservation areas. It does not include
13 an industrial park conservation area, which
14 in this area there are a total of nine
15 approved areas. Of the nine improved areas,
16 five qualify as blighted areas and four
17 qualify as conservation areas. I got my
18 numbers in the right order. Five, nine
19 improved areas, five are blighted areas, four
20 are conservation areas. Eight of the blight,
21 eight areas are vacant and qualify as
22 blighted areas.

23 So, it's a combination of

1 improved areas and vacant areas, blighted
2 areas and conservation areas. So, within the
3 total redevelopment project area. Does that
4 make sense or understandable?

5 I have indicated that the area
6 had not been subject to growth and
7 development. The significant portion of the
8 area lacks infrastructure. Several existing
9 areas require infrastructure repair or
10 replacement. The growth rate of the total
11 equalized assessed evaluation of the area has
12 not kept pace with the balance of the City.
13 Between 1993 and 1998 the equalized assessed
14 value of this area as a whole increased at an
15 average annual rate of .75 percent. .75 of
16 one percent, less than one percent on the
17 average. During this same period the City as
18 a whole increased by an average annual rate
19 of 3.5 percent⁵. So, it's this large area
20 and it's not keeping pace with, growth within
21 the greater City as a whole.

22 The 1998 equalized assessed value
23 totaled up of all of the properties is

1 \$197,417,189, to be confirmed and certified
2 to by the Cook County Clerk.

3 The estimated future equalized
4 accessed value, and this is projected out to
5 the year 2023, collection year 2024, the
6 equalized accessed value is estimated to
7 range between 427 and \$439,000,000. Now,
8 this anticipates that there's somewhere in
9 the neighborhood of 750 to 850 acres of land
10 that's either vacant or under utilized and
11 suitable for new development and a reasonable
12 assumption on the amount of new private
13 development that could take place in terms of
14 building area on just that land is close to 6
15 ½ million square feet of new industrial
16 development.

17 So, assuming then that that
18 industrial development does take place over a
19 programed period then the increase in
20 equalized accessed value can be realized.

21 Our preliminary estimates would
22 indicate conservatively that this area, if
23 that development does indeed take place,

1 would generate in total in excess of
2 \$200,000,000 of real estate tax increment
3 revenue.

4 So, there is the potential for
5 new private development. That new private
6 development has significant potential for job
7 creation but also new value that will
8 generate real estate tax increment revenues
9 and those tax increment revenues would then
10 be applied to the full range of otherwise
11 eligible redevelopment project activities and
12 improvements.

13 MR. SKOSEY: Jack.

14 MR. PETIGREW: Yes.

15 MR. SKOSEY: The 6.6 million square
16 feet that could be built on that vacant land
17 is that, do you also take into account that
18 sort of build out rate and any kind of
19 industrial demand figures for the City? Or
20 is that just assuming that the entire vacant,
21 all the acreage of the entire vacant parcels
22 is built upon.

23 MR. PETIGREW: Well, a little

1 background is there was a market analysis and
2 economic study conducted by Arthur Anderson.
3 Arthur Anderson identified some ten sites
4 within this area totaling over 1100 acres.

5 So, that was both vacant and
6 under utilized.

7 Now, there was no estimate of the
8 amount of new development that would take
9 place other than to say that there are a
10 number of priority sites that would be
11 attractive in the marketplace.

12 The underlying basis for this
13 whole effort and if I can step back, my
14 training is in City planning. When I was a
15 student in City planning there was a book
16 published, I don't know who published, but
17 the author was Harold Meyer who was a
18 geography professor at University of Chicago
19 and it was about the St. Lawrence Seaway in
20 the Lake Calumet Area and the opening of the
21 St. Lawrence Seaway was going to have
22 wonderful economic benefits to the City of
23 Chicago and to this area.

1 Now, I was still a student in
2 planning but I believed him and I've lived in
3 this area and of most of my life I could
4 smell it in this area in terms of the
5 landfills.

6 So, I told my family and all of
7 my friends stay put, you know, buy homes,
8 invest in the area because good times are
9 coming. Harold Nader said they're coming.
10 Now, what happened? Over time...

11 MR. SKOSEY: You lost all your
12 friends and family.

13 MR. PETIGREW: Fortunately, some,
14 most of them had forgotten about that lousy
15 advice. U.S. Steel, 20,000 jobs, Wisconsin
16 Steel 3 to 4000 jobs, Republic Steel 6 to
17 7000 jobs. The actual number of boats
18 docking in Lake Calumet has decreased
19 dramatically.

20 So, all of that potential still
21 exists but has not yet been realized. And I
22 should, this is part of my talk in the
23 neighborhood. Our firm worked with Sears and

1 taking a look at coming back to State Street
2 and we prepared an analysis of the economic
3 benefits that might be realized from that
4 relocating back to the State Street that they
5 had left, whenever it was 10 or 15 years ago.
6 Because part of that assignment I had to meet
7 with key people from Sears Real Estate in
8 Hoffman Estates on the site that they had
9 relocated to. That's kind of the part of the
10 Prairie Stone Planned Industrial Park. And
11 what is it that you see? Immediately upon
12 entering, it's just a beautiful setting.
13 There's trees and lakes and cattails.

14 You know what they did, and they
15 do it in a lot of industrial parks, they
16 created natural settings. I thought, you
17 know, in Calumet, Lake Calumet we have a real
18 lake and we have a real river and we have
19 real natural areas and we don't have to pay
20 for any of them. We have the opportunity to
21 create the kind of setting that's having to
22 be constructed from scratch in these outlying
23 locations. And that's the unique nature of

1 this area now.

2 That the overall plan, which is
3 overwhelmingly for industrial type use but
4 the green areas are those natural areas that
5 are to be protected and enhanced as part of
6 the overall development plan for this area.

7 So, the time we think is now
8 right to realize and take advantage of some
9 of those potentials. And so we have the
10 State and the City working cooperatively on
11 the wet land and natural areas and of course
12 the TIF putting in place is a significant
13 incentive for the new private development.
14 That's a long answer to your question, Peter,
15 but I'm glad you gave me the opportunity.

16 MR. SKOSEY: You're welcome.

17 MS. MAREK: So, then does some of
18 that natural, the open space have to be
19 reclaimed from...

20 MR. PETIGREW: Yes.

21 MS. MAREK: Oh, okay.

22 MR. PETIGREW: Much of it is in
23 private ownership. The two areas here, there

1 are major marshes that have typical pattern
2 of subdivision. There are underlying
3 platting that involves individual sites that
4 would have been suitable for single family
5 home development never happened. So, you
6 have a large number of separate owners and a
7 lot of that land is tax delinquent and the
8 City has taken action to foreclose and take
9 over control.

10 MS. MAREK: But it's currently
11 vacant. Nothing was ever built.

12 MR. PETIGREW: Yeah. This map here
13 is existing, generalized existing land use
14 and where you see the lighter tones of the
15 grey is vacant land and the lighter tone of,
16 I guess, a light bluish pink is vacant
17 industrial sites. But all of the areas shown
18 in grey are the areas that are shown on the
19 assessors records as vacant.

20 MR. GORDON: A related question to
21 that, I know there's ten million dollars in
22 the proposed budget for open space, can you
23 speak to why the lakefront wouldn't include

1 any of that open space or do you know why
2 that would be pure industrial on the
3 lakefront?

4 MR. PETIGREW: You mean up in this
5 area here?

6 MR. GORDON: Right. Right along the
7 shoreline in particular is there any --

8 MR. PETIGREW: There is, the plan is
9 part of something.

10 MR. GORDON: North of that, right,
11 but within in this --

12 MR. PETIGREW: But in the area to the
13 south this is...

14 MR. GORDON: Iroquois landing area.

15 MR. PETIGREW: -- Iroquois landing
16 area and much of that is fill and has been
17 determined to not be suitable, I think,
18 for...

19 MS. ENGWALL: Actually, this piece
20 you see right here. This is a dredging land
21 fill.

22 MR. GORDON: Okay.

23 MS. ENGWALL: So, every time the Army

1 Corps comes through they dump it in there.
2 It has about 30 more years but at the point
3 of which it's closed we'll cap it and drain
4 it.

5 MR. GORDON: Okay.

6 MS. ENGWALL: And it may be an
7 extension of Calumet Park.

8 MR. PETIGREW: Cranes called this the
9 mother of all TIF's and they may have been
10 quoting Marilyn -- responsibility for most of
11 the contact in that area.

12 MR. GORDON: Further questions?

13 MR. SKOSEY: I've been down in the
14 area of the wetlands to do some bird watching
15 and it is actually a pretty remarkable
16 natural area despite the smell.

17 MS. ENGWALL: We're working on the
18 smell.

19 MS. MAREK: So, then with all the
20 property acquisition will there be a lot of
21 relocation involved or...

22 MR. PETIGREW: One of the -- your's
23 is an appropriate question because if you

1 follow the boundaries around you'll see that
2 we were very deliberate about excluding any
3 residential. The only areas where there's
4 eight or nine homes on Torrence Avenue right
5 in the heart of the industrial area where we
6 really couldn't avoid including those
7 properties.

8 In terms of residential
9 displacement we would hope that in the future
10 someone would indeed acquire that property
11 and devote that land to a more appropriate
12 industrial use. Certainly not appropriate
13 for residential. The Land Acquisition Plan
14 is actually, doesn't anticipate any
15 displacement of operating businesses.
16 Correct?

17 MS. ENGWALL: I'm sorry she...

18 MR. PETIGREW: The Land Acquisition
19 Plan would not cause the displacement of any
20 active businesses.

21 MS. ENGWALL: Right. Everything on
22 the acquisition list is either vacant or
23 nearly unutilized land. There are only a

1 portion of it is being utilized. We don't
2 anticipate any problems. The big swatches
3 you see on the first map, on our acquisition
4 map, are predominately open space. With some
5 opportunities if the market doesn't take the
6 larger sites like Wisconsin Steel which is
7 that little kind of triangular thing right
8 off the river. You know, those are long term
9 potentials. That site is undergoing
10 remediation right now. So, if they don't
11 have a buyer, we're sure they will, you know,
12 there's a very responsible owner there and
13 it's a very high profile setting so we think
14 it will go soon.

15 MR. GORDON: And given the size of
16 the TIF areas in terms of bonds, or would it
17 simply be incremental bonding.

18 MR. PETIGREW: No decision has been
19 made at this point.

20 MR. GORDON: Are there any further
21 question from anyone on the Board?

22 MR. SKOSEY: Mr. Chairman I move we
23 accept the proposal.

1 MR. GORDON: Do I have a second?

2 MS. MAREK: Second.

3 MR. GORDON: All those in favor?

4 ALL: Aye.

5 MR. GORDON: All those opposed? Let
6 the record reflect the Joint Review Board
7 approves, said proposed redevelopment plan
8 and the designation of the area as a
9 redevelopment project area under the TIF Act.

10 MR. PETIGREW: Thank you.

11 MR. GORDON: Is there a motion to
12 adjourn the meeting?

13 MR. SKOSEY: So moved.

14 MS. MAREK: Second.

15 MR. GORDON: Meeting is adjourned.

16 Thank you.

17 (Whereupon the meeting adjourned
18 at 10:40 a.m.)

19

20

21

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

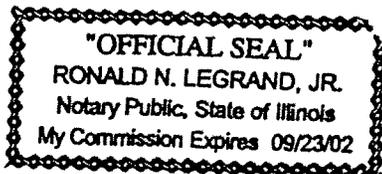
I, JACK ARTSTEIN, depose and say
that I am a verbatim court reporter doing business
in the County of Cook and City of Chicago; that
I caused to be transcribed the proceedings
heretofore identified and that the foregoing is
a true and correct transcript of the aforesaid
hearing.

Jack Artstein

JACK ARTSTEIN

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 8th DAY
OF August
A.D. 2000.

Ronald N. LeGrand, Jr.



Regular certificate - Chicago-Artstein

**Lake Calumet Redevelopment Project Area
2000 Annual Report**

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

During 2000, there were no obligations issued for this Project Area.

**Lake Calumet Redevelopment Project Area
2000 Annual Report**

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

During 2000, there were no obligations issued for the Project Area.

**Lake Calumet Redevelopment Project Area
2000 Annual Report**

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

During 2000, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was prepared.

