2007 Annual Report

79th/Vincennes
Redevelopment Project Area

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

JUNE 30, 2008
June 30, 2008

Mr. Arnold L. Randall  
Commissioner  
Department of Planning and Development  
121 North LaSalle Street  
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the 79th/Vincennes 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 5/11-74.6-1 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

Ernst & Young LLP

A member firm of Ernst & Young Global Limited
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June 30, 2008

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 79th/Vincennes Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-74.4-5(d).

Sincerely,

Arnold L. Randall
Commissioner
(1) DATE OF DESIGNATION AND TERMINATION - 65 ILCS 5/11-74.4-5(d)(1.5)

The Project Area was designated on September 27, 2007. The Project Area may be terminated no later than December 31, 2031.
(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)

During 2007, 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.
79th/Vincennes 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 Tallamantez, Director of Local  
Government

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

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

Peter C. Nicholson, Director  
Cook County Department of Planning &  
Development  
69 West Washington Street, Room 2900  
Chicago, Illinois 60602

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

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

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

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

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 79th/Vincennes 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, 2007, 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, 2008.

Richard M. Daley, Mayor
City of Chicago, Illinois
(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.4-5(d)(4)

Please see attached.
June 30, 2008

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 Tallamantez, Director of Local Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Room 1125
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135 South LaSalle Street, Suite 3800
Chicago, Illinois 60603

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

Re: 79th/Vincennes
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)

(X) No Exceptions

( ) Note the following Exceptions:
(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.4-5(d)(5)

During 2007, there was no financial activity in the Special Tax Allocation Fund.
79th/Vincennes Redevelopment Project Area
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(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)

TABLE 6
DESCRIPTION OF PROPERTY PURCHASED BY THE MUNICIPALITY WITHIN THE TIF AREA

<table>
<thead>
<tr>
<th>STREET ADDRESS</th>
<th>APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY</th>
<th>PURCHASE PRICE</th>
<th>SELLER OF PROPERTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>7544 S. Emerald ¹</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

¹ This property was acquired through the Tax Reactivation Program ("TRP"), under which the City instructs the County of Cook to make a no cash bid on certain tax-delinquent parcels. The City then pursues the acquisition in a court proceeding and receives a tax deed from the County after a court order is issued. The City pays court costs and certain incidental expenses for each parcel, which average between $2,000 and $2,500. The size and description of each parcel is usually not available.
(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 12/31/07, and of such investments expected to be undertaken in year 2008; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/07, 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.
(7)(A) - 65 ILCS 5/11-74.4-5(d)(7)(A)

During 2007, 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 2007, 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)

TABLE 7(C)
AGREEMENTS ENTERED INTO WITH REGARD TO THE DISPOSITION & REDEVELOPMENT OF PROPERTY WITHIN THE PROJECT AREA

<table>
<thead>
<tr>
<th>STREET ADDRESS</th>
<th>APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY</th>
<th>PURCHASE PRICE</th>
<th>BUYER OF PROPERTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>7653 S. GREEN</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>537 W. 79TH</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>537 W. 79TH</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>7915 S. PARNELL</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>7722 S. UNION</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
(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 2007, 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.
(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, 2007, no public investment is estimated to be undertaken for 2008.
CITY OF CHICAGO
JOINT REVIEW BOARD

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on June 1, 2007, at 10:05 a.m.
City Hall, Room 703, Conference Room,
Chicago, Illinois, and presided over by
Mr. Eric Reese.

PRESENT:

MR. ERIC REESE, CHAIRMAN
MR. JOHN MCCORMICK
MS. SUSAN MAREK
MR. DION SMITH

REPORTED BY: Accurate Reporting Service
200 N. LaSalle Street
Chicago, Illinois
By: Jack Artstein, C.S.R.
MR. REESE: Good morning. For the record, my name is Eric Reese. I'm the representative of the Chicago Park District, which under Section 11-74.4-5 of the Tax Increment Allocation Redevelopment Act, as one of the statutory designated members to this Joint Review Board.

Until election of a Chairperson, I'll moderate to the Joint Review Board Meetings. Start off with introduction.

MR. SMITH: Dion Smith, Chicago Public Schools.

MR. McCORMICK: John McCormick, City of Chicago.

MS. DAVIS: Patricia Davis, resident of the District.

MR. REESE: Thank you very much for joining us.

MS. DAVIS: You're welcome.

MR. REESE: For the record, there will be two meetings of the Joint Review Board today. The first meeting will be to review the 79th and Vincennes, and the date of the meeting was announced at and set by...
the Community Development Commission, City of Chicago in its meeting of May 8th, 2007.

Notice of this meeting of the Joint Review Board was also provided by Certified Mail to each of the taxing districts represented on the Board which includes Chicago Board of Ed., Chicago Community Colleges District 508, the Chicago Park District, Cook County, City of Chicago.

Public notice of this meeting was also posted on Wednesday, May 30th, 2007 in various locations throughout City Hall.

When a proposed redevelopment plan results in the displacement of residents of 10 or more inhabited residents, residential units, or will include 75 or more inhabited residential units, the TIF Act requires that the Public Member of the Joint Review Board must reside in the proposed redevelopment project area.

In addition, the Municipalities Housing Effects Study determines that the majority of residential units in a proposed
redevelopment project area are occupied by
very low, low or moderate income households,
as defined by Section 3 of the Illinois
Affordable Housing Act, the Public Member
must -- reside in the very low, low or
moderate income housing within the proposed
redevelopment project area.

With us today is Patricia Davis?

MS. DAVIS: Yes.

MR. REESE: Are you familiar with the
boundaries of the 79th and Vincennes project
area? What's the address of your residence?

MS. DAVIS: 7651 South Emerald
Avenue, Chicago, Illinois 60620.

MR. REESE: Is such address within
the boundaries of the 79th and Vincennes
project area?

MS. DAVIS: Yes.

MR. REESE: Thank you. Have you,
have you been provided, has provided. Have
representatives of the City of Chicago's
Department of Planning and Development
provided you with accurate information
concerning your income and the income of
other members of the household at your address?

MS. DAVIS: Yes.

MR. REESE: Okay. Are you willing to serve as the Public Member on the Joint Review Board for the 79th and Vincennes project area?

MS. DAVIS: Yes.

MR. REESE: Thank you very much.

I’ll entertain a motion that Ms. Davis be selected as Public Member. Is there a motion?

MR. MCCORMICK: So moved.

MR. SMITH: Second.

MR. REESE: Thank you. All in favor?

(Chorus of ayes.)

MR. REESE: Let the record reflect Ms. Davis has been selected as Public Member for the proposed 79th and Vincennes project area.

Our next order of business is to select a Chairperson for this Joint Review Board. Are there any nominations?
MR. McCORMICK: I nominate Eric
Reese.

MR. REESE: Is there a second?

MR. SMITH: Second.

MR. REESE: All in favor of this nomination.

(Chorus of ayes.)

MR. REESE: Thank you. Let the record reflect myself, Eric Reese, has been elected Chairperson and will now serve as Chairperson for the remainder of the meeting.

As I mentioned, at this meeting, we will be reviewing a plan for the proposed 79th and Vincennes Tax Increment Financing District proposed by the City of Chicago, staff of the City's Planning Department, Planning and Development and Law, and other departments have reviewed this plan which was introduced by the City's Community Development Commission on May 2007.

We will listen to a presentation by the consultant on the plan. Following the presentation, we can address any questions...
which the members might have for the
consultant or City staff.

An amendment to the TIF Act
requires us to base our recommendation to
approve or disapprove on the proposed 79th
and Vincennes Tax Increment Financing
District on the basis that the area and the
plan satisfying the plan requirements, the
eligibility criteria defined in the TIF Act
and the objectives of the TIF Act.

If the Board approves the plan,
the Board will then issue an advisory non-
binding recommendation by the vote of the
majority of the members present and voting.
Such recommendation shall by submitted to
the City within 30 days after the Board
Meeting.

Failure to submit a recommendation shall be
deemed to constitute approval by the Board.

If the Board disapproves the
plan, the Board must issue a written report
describing why the plan area failed to meet
one or more of the objectives of the TIF Act
in both plan requirements and eligibility
requirements of the TIF Act.

The City then will have 30 days
to resubmit a revised plan. The Board and
the City must also confer with, during this
time to try and resolve the issues that led
to their disapproval.

If such issues cannot be
resolved, or if the revised plan is
disapproved, the City may proceed with the
plan, and the plan can be approved only with
three-fifths vote of the City Council,
excluding members that are vacant and those
members that are ineligible due to conflicts
of interest.

We're now going to have a
presentation by S.B. Friedman for the 79th
project area.

MS. KOSARKO: Good morning. I'm
Gretchen Kosarko, Project Manager, S.B.
Friedman & Company.

The 79th and Vincennes TIF
boundary is illustrated on this graphic,
generally bounded on the north by 75th and
76th Street, on the south by 79th, 80th, and
81st, on the east by Perry, the Dan Ryan -- and on the west, excuse me, by Halsted and Peoria. And note an odd configuration here to the center, the railroad -- didn't want us to split prior to this meeting a TIF. It can be addressed later if the City decides that that is desirable. Currently within a TIF, the land uses are mainly residential. A couple notable exceptions are the CTA bus line facilities here, two public schools on Ogelsby and Parker, and commercial along primarily 79th Street and little bit here along the Halsted frontage -- but otherwise it's mainly residential. And again, there's also the -- Park running through the center of the TIF. We did field work to verify the eligibility of the parcels within the TIF, as well as obtain information from the County Inspector's office, and then the Sewer and Water Department with regard to adequacy of utilities.
We have designated the TIF in our plan as a conservation area in that more than 50 percent of the structures are more than 35 years old in the district, and we have four eligibility factors.

Just one step back, that the TIF overall is 880 parcels on 59 tax blocks, and though our analysis was done parcel-by-parcel, we displayed, for the sake of simplicity, the eligibility factors by block.

So a block would deem to exhibit the eligibility factor, at least 50 percent of the parcels on that block exhibit the factor, so that was our threshold of eligibility.

The factors, in addition to the age factor I that mentioned that we found present in the TIF, first of all the lack of growth in the EAB in three of the past five years from which information was available at the time we did our study, that being 2000 to 2005.

The district lags the -- of the
Chicago -- is five years.

The second factor that we found to be present to a significant extent was deterioration. This included either one or more of the following deterioration --

either infrastructure, building, I believe those were the two parking areas, area surfaces.

So if a parcel was to have at least one of those factors, it was deemed to be deteriorated, and again the blocks shown as eligible here were those where at least 50 percent of the parcels exhibited one or more of those types of deterioration.

So that factor was found to be present on -- percent of the blocks, excuse me, and as you can see here, there were a few exceptions on some residential blocks, but for the most part is very prevalent throughout, throughout the district.

Second factor that we found to be present to a significant extent of layouts.

This we analyzed in a couple of ways.

The first one, we looked at
alley where there were conflicting uses
sharing alleys, commercial uses and
residential uses sharing the same space
behind the buildings where there tend to be
vehicular conflicts as loading and unloading
versus residential access.

This is present in a couple of
places, mainly here on 79th Street where the
residential units sharing the alley with
storefronts and businesses.

We also looked at unsafe, excuse
me, vehicular access and/or traffic flow.
For instance, here along Stewart Avenue,
while this is a public right-of-way, you
know, through street, there are residential
units that back up against this street, and
therefore backing out into the street
causing through-street unsafe traffic
situations.

There are some triangular
parcels throughout the district that have
vehicular access points on multiple sides --
danger configurations at the intersection.

And the most prevalent factor
that led us to deem a parcel to exhibit deleterious land use or layout, was the presence of a large number of vacant lots distributed very far and wide throughout the district.

They're vacant parcels often unsecured, or inadequately secured, exhibiting a lot of debris in the yards, either landscaping debris or some dumping that had been done there, and we deemed those to be a health and safety hazard when interspersed so regularly within, in between residential parcels.

So we looked within, I think it was 50, 50 yards of any vacant parcel we deemed those to be exhibiting deleterious land use and layout. And again, for any block it was deemed to be giving this factor, if that block had 50 percent or more of its parcels flagged as exhibiting deleterious land use and layout.

MR. REESE: Sorry to interrupt you. Does the City have any parcels, acquire any of the parcels on there?
MS. KOSARKO: The vacant parcels?

MR. REESE: Yes.

MS. KOSARKO: Those don't -- I'm not sure we've got the number.

MR. REESE: Okay.

MS. KOSARKO: Some of those are City fund. We have deleterious land use and layout to be present on 64 percent, I'm sorry, 68 percent of the block, so 40 of the -- within the redevelopment area.

The final primary factor for the -- what we had, as I mentioned earlier we obtained water and sewer line information for the redevelopment area, and based on the useful life, as determined by the City's Water & Sewer Department, we determined that there were inadequate utilities present, I'm sorry, I stated the percentage for deleterious land use and layout, that was 78 percent of the block.

Inadequate utilities were 68 percent of the blocks, where sewer lines and water lines were over 100 years old, or the department, the respective department had
somewhat deemed that the lines in that area were ready for replacement and had not yet been replaced. They were inadequate to pass the development. So that factor was present on, again, 68 percent of the blocks.

Two other factors that we looked at as purporting, but not major factors, again in terms of -- further decline of the area, which we did not map, or obsolescence.

A number, a small number of buildings, 13 within the district, deemed to exhibit obsolescence, or physical or economic. Those are mainly, but not exclusively related to the CTA bus facilities. Some of the structures are very old. The changes in technology and simply given the size of the buses be extra long, particularly the buses.

The facilities are not adequate and up-to-date to really service the buses in a more efficient and effective way.

So while there’s a small number of buildings, they occupy a very large land area within the district, and we think that
that could contribute to further decline of
the area. It's not addressed through a
redevelopment plan.

Another minor factor that we
looked at was structures below minimum code
standards. We found between 2000 and 2006
there were 86 separate property addresses
within the RTA that had -- violation
citations that were related to health,
safety and welfare, not things like replace
the sign on your building. Things like
broken windows, inadequate fire access,
etc., some more serious violations, and we
found that factor to be present, too. We --
on 13 of the 59 blocks, so again, not a major
factor, but something with which we were
concerned.

The final supporting factor we
looked at was environmental cleanup.
According to the Illinois EPA, there are 11
sites within the RTA beginning with the
ground storage tank site.

They're mainly along the
Vincennes corridor, here in that area of the
TIF, and again, while that didn't effect the
majority of parcels, we felt it was worth
noting and something that could be addressed
in the redevelopment plan for the area.

We looked at the lack of growth
in private investment and found that the
compounding in the TIF District between 2000
and 2005, the growth rate of -- was about
five percent lower than the bounds of the
City of Chicago.

We also looked at building
permits to determine what type of
development activity had taken place. One-
hundred-eight-six building permits were
issued between 2001 and 2006. Only 45 of
these permits were for new construction. The
rest were for addressing code issues, or for
repairs, or minor additions.

Half of that 45 were for
ancillary structure construction, fences,
and garages, and other sort of minor
structures. So there were only 23 primary
structures which were comprised of a retail
store, a single -- building and 21
residential buildings, comprising 33 housing.

When we delved deeper into this number, of 174 residential dwelling units constructed between 2001 and 2006 were permitted. Only seven of these were for market rate housing. The balance were for incomes restricted or special needs housing, including 141 SRO units.

So we deemed that the level of market could have been invested in the area, but was lacking.

We did conduct a housing impact study. There are 1,485 residential units in the TIF area, 222 single-family units and 1,263 multi-family units.

Based on our field observation, 222 units, or about 15 percent, were deemed to be vacant based on observing the typical status of the building where or not it appeared to be occupied.

Based on the average household size in the area, which is three people for, per the 2000 census, we estimated 3,789
residents living within the proposed
district.

We conducted research for,
related to for sale and rental housing within
the RPA and surrounding community areas, and
we do believe that there are adequate units
to meet the needs of any -- could potentially
be displaced, so it should be noted that
there is no acquisition list of this proposed
TIF district, and there are no planned
redevelopment projects that we anticipate
and reduce the number of our, but again based
on the guidelines and the statute, the study
was conducted and housing, both for sale and
rental, in the area, if any residents do
happen to be displaced.

The goals of the plan are
infrastructure improvements, resources for a
rehabilitation building, property assembly
and site preparation as needed, and job
training and day care assistance.

As you can see in the future land
use plan and the budget for the district --
The future land uses. A largely unchanged,
primarily indicated to be a residential
district, as it is now, which is this here,
the dot pattern here and most of the blocks,
continuing to maintain the green spaces.
There's a -- park here along, adjacent to a
rail right-of-way, and the -- Park.

We want to leave some opportunity
for continued mix of uses, residential,
commercial and public institutional, and
there are two public schools, churches,
other social service agencies throughout the
district that we do not anticipate being
disruptive and would like to keep in the
district.

MR. REESE: And the, I'm sorry. And
then the -- is just to the south of the
district, right?

MS. KOSARKO: It --

MR. REESE: On Vincennes? Yeah.

MS. KOSARKO: So again, not
anticipating those uses being excluded from
the district and this is the CTA bus barn
site from which there will likely be some
form of redevelopment during the district
life, but that's yet to be determined. We -- as mixed use allows some flexibility.

MR. REESE: What are the adjacent TIFs?

MS. KOSARKO: To the south is the Chatham Bridge, and adjacent to the west is the 79th Street --

MR. REESE: Okay.

MS. KOSARKO: -- which abuts here, and the Chatham Bridge abuts here.

MR. REESE: Okay.

MS. KOSARKO: In terms of the budget for the TIF, excuse me; the estimated redevelopment project costs a total of $40 million, half of which we have, is currently allocated to public works and improvement to these streets, utility needs potential public school capital costs, and the two schools within the district, and other open space parks and public facilities as determined necessary during the life of the district.

A couple of the other larger cost categories in the budget as it stands are
property assembly and rehabilitation of the
structures.

It should also be noted that
there is $3 million total allocated to job
training, retraining and day care services
-- of the plans, or any questions?

MR. MCCORMICK: Well, I think the one
thing that's -- that we expanded the -- TIF.
You have money -- right?

MR. SMITH: Yes.

MR. MCCORMICK: So if having that
there -- adjacent to this TIF. You know, it
looks, there's nothing on the east side,
though, I don't think as far as continuous
TIFs?

MS. KOSARKO: No. No, there's --

MR. MCCORMICK: That's pretty --

MS. KOSARKO: -- and then the Dan
Ryan.

MR. MCCORMICK: Yeah. And then
there's nothing all the way over to the Lake.
I mean, they're looking at some over there --

MS. KOSARKO: Yeah.
MR. McCORMICK: -- but, okay.

MR. SMITH: I'm sorry. Where's the Dan Ryan --

MS. KOSARKO: It's pretty much right under --

MS. SMITH: Yes, okay.

MS. KOSARKO: Just a couple blocks away.

MR. McCORMICK: You have most of Chatham Ridge is right on the Dan Ryan right -- extended it to --

MR. SMITH: Yeah. And -- is over there, too.

MR. REESE: Any further questions?

If there are no further questions, I'll entertain a motion that this Joint Review Board finds the proposed 79th Vincennes project area satisfies the redevelopment plan requirements under TIF Act and the eligibility criteria defined in the TIF Act, and that based on such findings approves such proposed plan under the TIF Act. Is there a motion?
MR. McCORMICK: So moved.

MR. SMITH: Second.

MR. REESE: All in favor?

(Chorus of ayes.)

MR. REESE: Let the record reflect the Joint Review Board's approval of the proposed 79th and Vincennes under the TIF Act.

MR. McCORMICK: Thank you for your --

MR. REESE: Thank you so much for your time. Motion to adjourn the first part?

MR. McCORMICK: So moved.

MR. SMITH: Second.
STATE OF ILLINOIS  )
    ) SS.
COUNTY OF COOK  )

I, JACK ARTSTEIN depose and say that I am a verbatim 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 310 DAY OF


NOTARY PUBLIC

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

During 2007, there were no obligations issued for the Project Area.
(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.4-5(d)(8)(B)

During 2007, there were no obligations issued for the Project Area.
(10) CERTIFIED AUDIT REPORTS - 65 ILCS 5/11-74.4-5(d)(9)

During 2007, there were no tax increment expenditures or cumulative deposits over $100,000 within the Project Area. Therefore, no compliance statement was prepared.
79th/Vincennes Redevelopment Project Area
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(11) GENERAL DESCRIPTION AND MAP

The 79\textsuperscript{th}/Vincennes Redevelopment Project Area is generally bounded by Perry Avenue on the east; 79\textsuperscript{th} and 81\textsuperscript{st} Streets on the south; portions of Union and Emerald Avenues and Halsted Street on the west; and 76\textsuperscript{th} Street on the north. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.