2008 Annual Report

Kennedy/Kimball
Redevelopment Project Area

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

JUNE 30, 2009
Ms. Christine Raguso
Acting Commissioner
Department of Planning and Development
121 North LaSalle Street
Chicago, Illinois 60602

30 June 2009

Dear Commissioner:

Enclosed is the annual report for the Kennedy/Kimball 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
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June 30, 2009

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

Sincerely,

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

The Project Area was designated on March 12, 2008. The Project Area may be terminated no later than December 31, 2032.
(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)

During 2008, 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.
(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)

Please see attached.
STATE OF ILLINOIS     )
COUNTY OF COOK     ) SS

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, Illinois 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 ILCS 5/11-74.4-1 et seq, (the “Act”) with regard to the Kennedy/Kimball 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, 2008, 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, 2009.

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, 2009

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

Re: Kennedy/Kimball
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 2008, there was no financial activity in the Special Tax Allocation Fund.
(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)

During 2008, the City did not purchase any property in the Project Area.
(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 12/31/08, and of such investments expected to be undertaken in year 2009; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/08, 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 2008, 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 2008, 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 2008, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.
Kennedy/Kimball Redevelopment Project Area
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(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 2008, 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.
Joint Review Board Reports were submitted to the City. See attached.

Since November 1, 1999, no public investment was undertaken in the Project Area. As of December 31, 2008, no public investment is estimated to be undertaken for 2009.
CITY OF CHICAGO
JOINT REVIEW BOARD

RE: AN ORDINANCE OF THE CITY OF CHICAGO,
ILLINOIS APPROVING A REDEVELOPMENT
PLAN FOR THE KENNEDY/KIMBALL
REDEVELOPMENT PROJECT AREA

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on December 7, 2007, at 10:00 a.m.
City Hall, Room 703, Conference Room,
Chicago, Illinois, and presided over by
Mr. John McCormick.

PRESENT:

MR. JOHN MCCORMICK, CHAIRMAN
MS. TANYA ANTHONY
MS. SUSAN MAREK
MR. MCCORMICK: This is the Kennedy/King Joint Review Board Meeting.

For the record, my name is John McCormick --

MS. MAREK: Kennedy/Kimball.

MR. MCCORMICK: I'm sorry,

Kennedy/Kimball. I am the representative of the City of Chicago which under Section 11-74, 4-5 of the Tax Increment Allocation Redevelopment Act is one of the statutorily designated members of the Joint Review Board. Until elected as a chairperson I will moderate the Joint Review Board. '

For the record this will be a meeting to review the proposed Kennedy/Kimball Tax Increment Financing District. The date of the meeting was announced and set by the Community Development Commission of the City of Chicago at its meeting of November 13th, 2007.

Notice of the Joint Review Board was also provided by certified mail to each taxing district represented on the board, which includes Chicago Board of Education,
Community Colleges District, Chicago Park District, Cook County, City of Chicago and the public member. Public notice of the meeting was posted Wednesday, December 5th at various locations throughout City Hall.

The first order of business is to select a chairperson of the Joint Review Board. Are there any nominations?

MS. MAREK: I’ll nominate John McCormick.

MR. MCCORMICK: Is there a second for the nominations?

MS. ANTHONY: Second.

MR. MCCORMICK: Okay. Are there any other nominations? Let the record reflect there were no other nominations. All in favor of the nomination please vote by saying aye.

(Chorus of ayes.)

MR. MCCORMICK: All opposed, no -- let the record reflect that John McCormick has been elected chairperson.

MR. SKOSEY: Congratulations, John.

MR. MCCORMICK: Thank you. Yeah, I
think we ought to have a, I passed on the
introduction of our public member.

MR. SKOSEY: Peter Skosey, Public
Member, Joint Review Board.

MR. MCCORMICK: My apologies. As I
mentioned, at this meeting we will be
reviewing a plan.

MS. WORTHY: For the record, I’m
Joann Worthy, I’m the coordinator of the
Joint Review Board for the Kennedy/Kimball
TIF. There was an attempt made to find a
resident public member to participate on
this Board, those attempts were
unsuccessful. And to document that we’re
going to have Mike Weber who is the project
manager for our Neighborhoods Division
explain the processes that were followed
during that attempt.

MR. WEBBER: For the record, Mike
Roberts, Department of Planning and
Development. I’ve worked with Alderman Rey
Colon’s office for the past couple of weeks
as well as kebic, Kedzie Elston Business
Industrial Counsel to try and attempt to
identify a public member for today’s Joint
Review Board Meeting. Those attempts as
Joann mentioned were unsuccessful.

We made phone calls as well as e-
mails to the constituents in the
neighborhood. There are only approximately
nine multi-family residential buildings
within this proposed TIF District. Almost
equally it’s an industrial and commercial
TIF.

Total, in totality there’s only
23 residential units within the TIF
boundary. The alderman was able to find a
couple of folks that would be willing to help
us but they were not within the boundary,
just outside the boundary to be exact.

So we prepared a memo indicating
what I just testified to, and I’d like to
submit it for, into the record for today’s
meeting.

MR. McCORMICK: Thank you. Okay, as
I mentioned at this meeting we will be
reviewing the plan for the Kennedy/Kimball
Tax Increment Financing District proposed by
the City of Chicago. The staff of the City’s Department of Planning and Development along with other departments have reviewed this plan which was introduced at the City’s Community Development Commission on November 13th, 2007.

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

An amendment to the TIF Act requires us to base our recommendation to approve or disapprove the proposed Kennedy/Kimball Tax Increment Financing District on the basis of the area in the plan satisfying plan requirements, the eligibility criteria defined in the TIF Act and 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 a majority of those members present and voting. Such recommendations shall be
submitted to the City within 30 days after
the Board meeting. Failure to submit such
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 planning area failed to
meet one or more objectives of the TIF Act,
and both the plan requirements and the
eligibility criteria of the TIF Act.

The City will then have 30 days
to resubmit a revised plan. The Board and
the City must also confer during this time to
try to resolve the issues that led to the
Board's disapproval. If such acts cannot be
resolved or if the revised plan is
disapproved, the City may proceed with the
plan but the plan can be approved only by
three-fifths vote of the City Counsel,
excluding positions of members that were
vacant and those members that are ineligible
because of conflicts of interest.

Okay, Teska Associates will be
the consultant presenting the plan.
MR. ORTEGA: Thank you, good morning.

For the record, my name is Mario Ortega, I'm a Senior Associate Planner with Teska Associates. Today I'm presenting to you our findings regarding the survey of the redevelopment project area generally bound by the Kennedy Expressway and Kimball Avenue, or actually, yeah.

The project area we're talking to is generally bound by Addison on the north with a small extension to the north to include the Athletic Field Park located right near Central Park and Addison. On the east the boundary is generally Kennedy Avenue with a small segment of the project area traveling along Elston from Kedzie to, to Whipple on the northern side of Elston Avenue.

On the south the boundary is generally Belmont Avenue, including however, those properties on the north and south side of Belmont, excluding some residential areas, and also including some industrial-type parcels located south of Belmont near...
the Fletcher area, down here in the southeast corner.

And the western boundary is generally Drake Avenue. It does, it does tend to take securitous routes to basically include properties that are on the north side of Belmont and also on the west side of Kimball Avenue. And those are the general boundaries.

One of the most telling features that is kind of hard to represent on this map is the fact that the, both the Metra Railroad right of way and the Kennedy Expressway does travel through from the southeast corner through the, diagonally through the project area through the northwest corner.

This map in front of you represents the parcels, so that's why you can't necessarily make it out. On subsequent maps we'll attempt to clearly illustrate where that right of way is.

MS. MAREK: What's the parcel that was kind of drawn out below, the one that's not in the --
MR. SKOSEY: Between Bernard and Kimball down to the Kennedy?

MS. MAREK: Yes.

MR. ORTEGA: Bernard --

MS. MAREK: Up, the one that's excluded.

MR. ORTEGA: Oh, this right here, excuse me, I'm sorry. This is not only existing TIF project area, this is basically, there's a Home Depot right there in that northwest corner, actually Kimball TIF, yes.

MS. MAREK: Okay.

MR. ORTEGA: And there's a CVS directly on the corner and the site has actually already been redeveloped as a Home Depot retail store.

MS. MAREK: Okay.

MR. ORTEGA: And our property is directly around, and adjacent to that TIF.

MS. MAREK: Thank you.

MR. ORTEGA: And so, with that in mind, the TIF area we're referring to has a total of 93 buildings, 86 of which are
considered principal buildings, the primary usage of those parcels, six are accessory structures, there are a total of 176 parcels within this project area, and that comes up to a total of 152 acres.

In general this, as I mentioned, a right of way for both the expressway and Metra. They have a significant portion of the land area. They account for 39 percent of the project area, so in general the most predominant, two predominant -- characteristics are industrial users. Industrial use is mainly found south of Addison, between Kimball and Kennedy, the land area takes up approximately 26 percent of that 152 acres.

And then there's also three general commercial nodes if you will, concentrations of commercial uses that's located right here at the intersection of Kimball and Belmont, also at the intersection of Elston, Addison and Kedzie there's a Jewel and a corresponding retail users at this location.
And then there's also a commercial concentration, if you will, along Addison Street just to the east of the intersection with the Kennedy Expressway, there's a K-Mart right there and a couple other office users in that location. So commercial users compose approximately 24 percent of the land use in that area.

In addition too we have Athletic Field Park located in the very northwest corner, we also are going to be including the Avondale Park, there's a community center and some green space right here located on School, just east of Drake.

So that's a -- for the existing use which I'll show. This second map which is --

MR. SKOSEY: Are there any schools in there?

MR. ORTEGA: No, there are no schools within this project area. Yeah, the only two industrial -- institutional uses are the park, Athletic Field Park and Avondale Park and Community. And as I mentioned, the
Kennedy goes through, you have the Metra --
Midway, generally industrial right here with
those three commercial.

And then finally to sum up there
are mixed uses and some residential located
along the Elston corridor segment, and the
segment does eventually connect to an
existing TIF Redevelopment Area on this side
of --

MR. WEBBER: Addison North TIF.

MR. ORTEGA: The Addison North TIF,
thank you. And, also the character of the
Belmont Avenue corridor, the segment we've
included is generally like a mixed use
nature, a lot of commercial, multi-
certibilities with commercial on the bottom
and residences, rental residences on the
top, or, or one, two, about four buildings on
Belmont are here, and then there are some
predominantly commercial users along
Belmont.

So with that in mind we evaluated
the area and determined that the best
designation for this is a conservation area
based on the following factors. First, and
the primary factor being that 67 percent of
the 86 principal buildings within this
project area are 35 years old or older. So
that’s 58 of 86 buildings that are, meet the
age criteria.

And then secondly of the
remaining 13 criteria, three were found to be
majority contributing factors due to the
fact that they are extensive and found to be
equally distributed throughout the project
areas. The first of these factors being
obsolescence.

Of the 176 parcels, 54 of them
were determined to have some level of
obsolescence on them, that’s 30 percent of
all parcels. This is predominantly
consisting of properties that due to the
creation of the Kennedy Expressway their
orientation and their configuration are not
capable of adequately holding the industrial
type of uses you normally, that have
developed in the area.

The result being that you have a
lot of loading zones inside right of ways, you’ve got a lot of, basically there are a lot of trucks in this small area, between the Metra and the Kennedy that are having to utilize right of way for loading and for commercial, excuse me, for customer parking and that sort of thing.

And then similarly, with the configuration of the parcels in this area, that results in an obsolescence factor.

MR. SKOSEY: Mario, do you have any idea what caused those crazy parcel shapes?

MR. ORTEGA: It basically was the, it’s actually two factors, one being the creation of the Kennedy, when it cut through here they decided to make the curves that resulted in this crazy patchwork of existing parcels, and then a subsequent creation of, attempt to create a right of way access, so that way those properties could still have, you know, access by vehicle.

And so while it’s hard, you can’t tell by the parcel map, there is a, basically a circular green road that goes through these
properties. The second --

MR. WEBBER: That’s the Kennedy PMD or Planned Manufacturing District, but
almost overlaid on top of this TIF District.

MR. ORTEGA: And then the second
actual major factor is the, historically
these were planted in service by rail, these
industrial users in this corridor. This is a
vacant rail spur that currently exists and
there’s also another rail spur that it comes
off of this secondary one and goes into the
center.

And so a lot of these properties,
at the time when the area was being developed
for the first time, they were attempting to
gain access to that rail spur. So you had
all this securititious, and now the rail doesn’t
even go through there anymore.

And so that, however there still
exists that railroad right of way and
therefore you have a lot of users that are
trying to, could use narrow parcels of land
and angled parcels and so therefore it’s kind
of underutilized because you’ve got square
buildings on curved parking, basically.

MR. SKOSEY: And which railroad is that, do you know?

MR. ORTEGA: That I don’t know because it’s not --

MS. ANTHONY: Do you know how long, what’s the mileage for the rail spurs?

MR. ORTEGA: Oh, the distance?

MS. ANTHONY: Yes.

MR. ORTEGA: I’m not sure, I don’t know for sure but this is generally about a quarter of an acre, or excuse ‘me, quarter of a mile so it’s about 1400 feet from Kimball to Kedzie. So, about a quarter of a mile.

The second major factor that we found within this project area was deterioration. 20 percent of the buildings within this project area were found to have some level of deterioration on minor architectural features as doors, windows, facades, roofs, that had a level of maintenance that was more than just annual maintenance, it was necessary for repair.

In addition to that, and those,
the 20 percent of these buildings actually
impact 54 percent of the blocks, so more than
half of the blocks within this project area
are being influenced by that deterioration
and therefore it is a major contributing
factor.

In addition too, the buildings,
the parcels themselves experience some level
of deterioration of the surface, whether it
be a parking surface or primarily where the
parking surfaces that had some level of major
deterioration, that's 23 percent of the
parcels, and coincidentally it also affected
54 percent of all blocks within this project
area, so therefore it was a major
contributing factor, and the fact that it was
distributed throughout the project area.

The third major factor we found
was vacancy within the project area. 20 of
86 buildings or 22 percent had some level of
vacancies. That resulted, and because of
that percentage, a 22 percent vacancy rate is
significantly high. Generally you have been
a five and six percent vacancy rate as
considered average for a turnaround in any commercial or industrial area. A 22 percent rate is significantly high. And that actually also occurred in 18 percent of the parcels. So one-fifth of parcels are being influenced by this vacancy rate.

And finally the final contributing factor for eligibility was the lagging growth of the equalized assessed value in comparison to the balance of the City. For five of the last five years this project, this project area has not grown at a rate equal to the rest of the City.

The statute requires that only three in the last five years in the factor, it's the first time actually I've ever encountered where it's five of the last five years of the values have not been keeping pace.

Finally, so those are the eligibility factors, finally I just want to point out the feature land use designated within the redevelopment project area, basically we would like to maintain the
character that exists and also the uses that service the residential areas that are adjacent to the project area, because they do provide a significant use to the residences in the area.

So, we have a concentration of commercial to maintain the Elston and Kedzie intersection, to maintain that commercial nature along Addison, just East of the Kennedy, then also to maintain the commercial, primarily commercial users located in the northeast 'corner of Kendall and Belmont.

And with regards to the remaining corridors, we'd like to expand upon and maintain the mixed use character along Belmont Avenue and mixed use character along Kedzie Avenue. So in this way we will not be anticipating the removal of any housing units located currently in those areas.

And finally, and actually most predominantly is the fact that we would like to, we have recommended and would like to see the industrial users within the project area
be maintained and enhanced so that that's all the users south of Addison, east of Kimball and west of Kedzie, in addition to this area that's located between the Kennedy Expressway and the Metra right of way.

This is mainly primarily due because these, the industrial users provide a very high paying and skilled employment opportunities that tend to be leaving within the City and so we'd like to maintain that and enhance that and utilize the TIF funds to make sure that those users are, have their opportunity to redevelop and maintain --

And with that, if you have any questions I'll be glad to answer them.

MR. SKOSEY: Could you identify where the plant manufacturing district boundaries are?

MR. ORTEGA: You know, I'm not familiar with those.

MR. WEBBER: It's basically right, almost the entire central node here is the PMB, if you give me five minutes I could grab another board to show you, but primarily you
have Novak Construction and several like
Mario mentioned, kind of just to the south of
the Kennedy Expressway there's a large
industrial core here as well as just behind
the Jewel site you have Addison south to the
Kennedy Expressway and west on Kedzie.
There's just, it's entirely, all of it
industrial businesses, federal mogul if you
will on Kedzie just south of the Jewel site.

MR. SKOSEY: So the PMB isn't
coterminous with the TIF nor does it include
those commercial nodes?

MR. WEBBER: That is correct.

Separate.

MR. MCCORMICK: It's good to see
industrial TIF's.

MR. ORTEGA: And one, actually one of
the final points I just wanted to make is
that there is a Belmont, there is a CTA Blue
Line stop station in the project area located
at the north, excuse me, southeast corner of
Kimball and Belmont. I think it's the
Belmont stop.

MR. WEBBER: But it's the Blue Line
Belmont Subway Station.

MR. MCCORMICK: Okay, so the Blue Line, now where's the Kennedy?

MR. ORTEGA: The Kennedy is right here, basically the Blue Line is coming up Milwaukee this way and then it curves to hit Belmont and then it comes this way and then eventually it'll, Jet Park is next.

MR. MCCORMICK: Okay. So you have a stop there, a side track for our wonderful express train to O'Hare. I'll hold that for 'another discussion. Any other questions that we might have?

Okay, if no further questions I'll entertain a motion that this Joint Review Board finds that the proposed Kennedy/Kimball Tax Increment Financing Redevelopment Project Area satisfies the redevelopment plan requirements under the TIF Act, eligibility criteria defined in Section 11-74, 4-5 --

MR. SKOSEY: So moved.

MR. MCCORMICK: So moved, okay.

MS. MAREK: Second.
MR. McCORMICK: Second? No further discussion? No. All in favor?

(Chorus of ayes.)

MR. McCORMICK: All opposed. Okay, let the record reflect the Joint Review Board's approval of the proposed Kennedy/Kimball Tax Increment Financing Project Area under the TIF Act. Thank you. Here is the letter for the record, I'll pass that down. Thank you all.

(Whereupon the meeting adjourned at 11:00 a.m.)
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 34th DAY OF
JANUARY, A.D. 2008.

NOTARY PUBLIC

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

During 2008, 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 2008, there were no obligations issued for the Project Area.
(10)  CERTIFIED AUDIT REPORTS - 65 ILCS 5/11-74.4-5(d)(9)

During 2008, there were no tax increment expenditures or cumulative deposits over $100,000 within the Project Area. Therefore, no compliance statement was prepared.
(11) GENERAL DESCRIPTION AND MAP

The Kennedy/Kimball Redevelopment Project Area is generally bounded by Addison Street on the north, Kennedy and Kedzie Avenues on the east, Belmont Avenue on the south and Drake Avenue on the west. 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.