
2010 Annual Report

Calumet River Redevelopment Project Area



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

JUNE 30, 2011



**ANNUAL TAX INCREMENT FINANCE REPORT
OFFICE OF ILLINOIS COMPTROLLER JUDY BAAR TOPINKA**

Name of Municipality: Chicago
County: Cook
Unit Code: 016/620/30

Reporting Fiscal Year: **2010**
Fiscal Year End: 12/31/2010

TIF Administrator Contact Information

First Name: Andrew J.	Last Name: Mooney
Address: City Hall 121 N. LaSalle	Title: TIF Administrator
Telephone: (312) 744-0025	City: Chicago, IL Zip: 60602
E-Mail: TIFReports@cityofchicago.org	

I attest to the best of my knowledge, this report of the redevelopment project areas in:
City/Village of Chicago is complete and accurate at the end of this reporting
Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.]
Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

 _____ 7.2011
Date

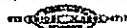
Written signature of TIF Administrator

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*

FILL OUT ONE FOR EACH TIF DISTRICT

Name of Redevelopment Project Area	Date Designated	Date Terminated
105th/Vincennes	10/3/2001	12/31/2025
111th Street/Kedzie Avenue Business District	9/29/1999	9/29/2022
119th and Halsted	2/6/2002	12/31/2026
119th/I-57	11/6/2002	12/31/2026
126th and Torrence	12/21/1994	12/21/2017
134th and Avenue K	3/12/2008	12/31/2032
24th/Michigan	7/21/1999	7/21/2022
26th and King Drive	1/11/2006	12/31/2030
35th and Wallace	12/15/1999	12/31/2023
35th/Halsted	1/14/1997	12/31/2021
35th/State	1/14/2004	12/31/2028
40th/State	3/10/2004	12/31/2028
43rd/Cottage Grove	7/8/1998	12/31/2022
45th/Western Industrial Park Conservation Area	3/27/2002	12/31/2026
47th/Ashland	3/27/2002	12/31/2026
47th/Halsted	5/29/2002	12/31/2026
47th/King Drive	3/27/2002	12/31/2026
47th/State	7/21/2004	12/31/2028
49th Street/St. Lawrence Avenue	1/10/1996	12/31/2020
51st/ Archer	5/17/2000	12/31/2024
53rd Street	1/10/2001	12/31/2025
60th and Western	5/9/1996	5/9/2019

*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]





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 Fiscal Year End: 12 / 31 /**2010**

63rd/Ashland	3/29/2006	12/31/2030
63rd/Pulaski	5/17/2000	12/31/2024
67th/Cicero	10/2/2002	12/31/2026
69th/Ashland	11/3/2004	12/31/2028
71st and Stony Island	10/7/1998	10/7/2021
72nd and Cicero	11/17/1993	11/17/2016
73rd and Kedzie	11/17/1993	11/17/2016
73rd/University	9/13/2006	12/31/2030
79th and Cicero	6/8/2005	12/31/2029
79th Street Corridor	7/8/1998	7/8/2021
79th Street/Southwest Highway	10/3/2001	12/31/2025
79th/Vincennes	9/27/2007	12/31/2031
83rd/Stewart	3/31/2004	12/31/2028
87th/Cottage Grove	11/13/2002	12/31/2026
89th and State	4/1/1998	4/1/2021
95th and Western	7/13/1995	7/13/2018
95th Street and Stony Island	5/16/1990	12/31/2014
Addison Corridor North	6/4/1997	6/4/2020
Addison South	5/9/2007	12/31/2031
Archer Courts	5/12/1999	12/31/2023
Archer/ Central	5/17/2000	12/31/2024
Archer/Western	2/11/2009	12/31/2033
Armitage/Pulaski	6/13/2007	12/31/2031
Austin/Commercial	9/27/2007	12/31/2031
Avalon Park/South Shore	7/31/2002	12/31/2026
Avondale	7/29/2009	12/31/2033
Belmont/ Central	1/12/2000	12/31/2024
Belmont/Cicero	1/12/2000	12/31/2024
Bronzeville	11/4/1998	12/31/2022
Bryn Mawr/Broadway	12/11/1996	12/11/2019
Calumet Avenue/Cermak Road	7/29/1998	7/29/2021
Calumet River	3/10/2010	12/31/2034
Canal/Congress	11/12/1998	12/31/2022
Central West	2/16/2000	12/31/2024
Chatham-Ridge	12/18/1986	12/31/2010 (1)
Chicago/ Kingsbury	4/12/2000	12/31/2024
Chicago/Central Park	2/27/2002	12/31/2026
Chicago Lakeside Development – Phase 1 (USX)	5/12/2010	12/31/2034
Chinatown Basin	12/18/1986	12/31/2010
Cicero/Archer	5/17/2000	12/31/2024
Clark Street and Ridge Avenue	9/29/1999	9/29/2022
Clark/Montrose	7/7/1999	7/7/2022
Commercial Avenue	11/13/2002	12/31/2026
Devon/Sheridan	3/31/2004	12/31/2028

(1) This TIF has been terminated; however, the sales tax portion continues to exist for the sole purpose of servicing outstanding obligations which may be retired early at which point the sales tax portion will also terminate.



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Devon/Western	11/3/1999	12/31/2023
Diversey/ Narragansett	2/5/2003	12/31/2027
Division/Homan	6/27/2001	12/31/2025
Division/North Branch	3/15/1991	3/15/2014
Division-Hooker	7/10/1996	7/10/2019
Drexel Boulevard	7/10/2002	12/31/2026
Eastman/North Branch	10/7/1993	10/7/2016
Edgewater/ Ashland	10/1/2003	12/31/2027
Elston/Armstrong Industrial Corridor	7/19/2007	12/31/2031
Englewood Mall	11/29/1989	11/29/2012
Englewood Neighborhood	6/27/2001	12/31/2025
Ewing Avenue	3/10/2010	12/31/2034
Forty-first Street and Dr. Martin Luther King, Jr. Drive	7/13/1994	7/13/2017
Fullerton/ Milwaukee	2/16/2000	12/31/2024
Galewood/Armitage Industrial	7/7/1999	7/7/2022
Goose Island	7/10/1996	7/10/2019
Greater Southwest Industrial Corridor (East)	3/10/1999	12/31/2023
Greater Southwest Industrial Corridor (West)	4/12/2000	12/31/2024
Harlem Industrial Park Conservation Area	3/14/2007	12/31/2031
Harrison/Central	7/26/2006	12/31/2030
Hollywood/Sheridan	11/7/2007	12/31/2031
Homan/Grand Trunk	12/15/1993	12/15/2016
Homan-Arthington	2/5/1998	2/5/2021
Howard-Paulina	10/14/1988	12/31/2012
Humboldt Park Commercial	6/27/2001	12/31/2025
Irving Park/Elston	5/13/2009	12/31/2033
Irving/Cicero	6/10/1996	12/31/2020
Jefferson Park Business District	9/9/1998	9/9/2021
Jefferson/ Roosevelt	8/30/2000	12/31/2024
Kennedy/Kimball	3/12/2008	12/31/2032
Kinzie Industrial Corridor	6/10/1998	6/10/2021
Kostner Avenue	11/5/2008	12/31/2032
Lake Calumet Area Industrial	12/13/2000	12/31/2024
Lakefront	3/27/2002	12/31/2026
Lakeside/Clarendon	7/21/2004	12/31/2028
LaSalle Central	11/15/2006	12/31/2030
Lawrence/ Kedzie	2/16/2000	12/31/2024
Lawrence/Broadway	6/27/2001	12/31/2025
Lawrence/Pulaski	2/27/2002	12/31/2026
Lincoln Avenue	11/3/1999	12/31/2023
Lincoln-Belmont-Ashland	11/2/1994	11/2/2017
Little Village East	4/22/2009	12/31/2033
Little Village Industrial Corridor	6/13/2007	12/31/2031
Madden/Wells	11/6/2002	12/31/2026



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Madison/Austin Corridor	9/29/1999	12/31/2023
Michigan/Cermak	9/13/1989	12/31/2013
Midway Industrial Corridor	2/16/2000	12/31/2024
Midwest	5/17/2000	12/31/2024
Montclare	8/30/2000	12/31/2024
Montrose/Clarendon	6/30/2010	12/31/2034
Near North	7/30/1997	7/30/2020
Near South	11/28/1990	12/31/2014
Near West	3/23/1989	12/31/2013
North Branch (North)	7/2/1997	12/31/2021
North Branch (South)	2/5/1998	2/5/2021
North Pullman	6/30/2009	12/31/2033
North-Cicero	7/30/1997	7/30/2020
Northwest Industrial Corridor	12/2/1998	12/2/2021
Ogden/Pulaski	4/9/2008	12/31/2032
Ohio/Wabash	6/7/2000	12/31/2024
Pershing/King	9/5/2007	12/31/2031
Peterson/ Cicero	2/16/2000	12/31/2024
Peterson/ Pulaski	2/16/2000	12/31/2024
Pilsen Industrial Corridor	6/10/1998	12/31/2022
Portage Park	9/9/1998	9/9/2021
Pratt/Ridge Industrial Park Conservation Area	6/23/2004	12/31/2028
Pulaski Corridor	6/9/1999	6/9/2022
Randolph and Wells	6/9/2010	12/31/2034
Ravenswood Corridor	3/9/2005	12/31/2029
Read-Dunning	1/11/1991	12/31/2015
River South	7/30/1997	7/30/2020
River West	1/10/2001	12/31/2025
Roosevelt/Canal	3/19/1997	12/31/2021
Roosevelt/Cicero	2/5/1998	2/5/2021
Roosevelt/Racine	11/4/1998	12/31/2022
Roosevelt/Union	5/12/1999	5/12/2022
Roosevelt-Homan	12/5/1990	12/31/2014
Roseland/Michigan	1/16/2002	12/31/2026
Sanitary Drainage and Ship Canal	7/24/1991	7/24/2014
South Chicago	4/12/2000	12/31/2024
South Works Industrial	11/3/1999	12/31/2023
Stevenson/Brighton	4/11/2007	12/31/2031
Stockyards Annex	12/11/1996	12/31/2020
Stockyards Industrial Commercial	3/9/1989	12/31/2013
Stockyards Southeast Quadrant Industrial	2/26/1992	2/26/2015
Stony Island Avenue Commercial and Burnside Industrial Corridors	6/10/1998	6/10/2033
Touhy/Western	9/13/2006	12/31/2030
Weed/Fremont	1/8/2008	12/31/2032



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West Grand	6/10/1996	6/10/2019
West Irving Park	1/12/2000	12/31/2024
West Pullman Industrial Park	3/11/1998	3/11/2021
West Ridge-Peterson Avenue	10/27/1986	12/31/2010
West Woodlawn	5/12/2010	12/31/2034
Western Avenue North	1/12/2000	12/31/2024
Western Avenue Rock Island	2/8/2006	12/31/2030
Western Avenue South	1/12/2000	12/31/2024
Western/Ogden	2/5/1998	2/5/2021
Wilson Yard	6/27/2001	12/31/2025
Woodlawn	1/20/1999	1/20/2022

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

Name of Redevelopment Project Area: Calumet River Redevelopment Project Area
Primary Use of Redevelopment Project Area*: Combination/Mixed
If "Combination/Mixed" List Component Types: Commercial/Industrial/Public Facilities
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): Tax Increment Allocation Redevelopment Act <u> X </u> Industrial Jobs Recovery Law <u> </u>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F		X
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2)] If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K	X	
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L	X	
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only of the intergovernmental agreements labeled Attachment M		X

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))
Provide an analysis of the special tax allocation fund.

Reporting Year	Cumulative *
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Fund Balance at Beginning of Reporting Period \$ -

Revenue/Cash Receipts Deposited in Fund During Reporting FY:

			% of Total
Property Tax Increment			0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers in from Municipal Sources (Porting in)			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period -

Cumulative Total Revenues/Cash Receipts \$ - 0%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) -

Transfers out to Municipal Sources (Porting out) -

Distribution of Surplus -

Total Expenditures/Disbursements -

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS -

FUND BALANCE, END OF REPORTING PERIOD \$ -

- if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

* Except as set forth in the next sentence, each amount reported on the rows below, if any, is cumulative from the inception of the respective Project Area. Cumulative figures for the categories of 'Interest,' 'Land/Building Sale Proceeds' and 'Other' may not be fully available for this report due to either of the following: (i) the disposal of certain older records pursuant to the City's records retention policy, or (ii) the availability of records only from January 1, 1997 forward.

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ -

Section 3.2 B

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

 X There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))
 Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period
 (65 ILCS 5/11-74.4-5 (d) (5) (D) and 65 ILCS 5/11-74.6-22 (d) (5) (D))**

FUND BALANCE, END OF REPORTING PERIOD \$ -

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
Reserved for debt service	\$ -	\$ -

Total Amount Designated for Obligations \$ - \$ -

2. Description of Project Costs to be Paid		
Designated for future redevelopment project costs		\$ -

Total Amount Designated for Project Costs \$ -

TOTAL AMOUNT DESIGNATED \$ -

SURPLUS*/(DEFICIT) \$ -

*NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing districts.

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

 X No property was acquired by the Municipality Within the Redevelopment Project Area

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)
Please include a brief description of each project.

 X No Projects Were Undertaken by the Municipality Within the Redevelopment Project Area

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Attachment B

CERTIFICATION

TO:

Judy Baar Topinka
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

Jean-Claude Brizard
Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603

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

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

Herman Brewer
Director
Cook County Bureau of Planning & Dev.
69 West Washington Street, Suite 2900
Chicago, Illinois 60602

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

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

Michael P. Kelly, Interim General
Superintendent & CEO
Chicago Park District
541 North Fairbanks
Chicago, Illinois 60611

I, Rahm Emanuel, 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 Calumet River Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

Attachment B

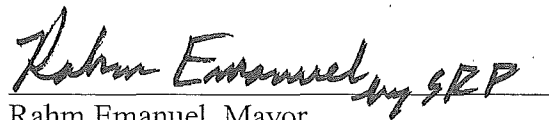
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2010, 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, 2011.

Handwritten signature of Rahm Emanuel in cursive script, with the initials "SRP" at the end.

Rahm Emanuel, Mayor
City of Chicago, Illinois



DEPARTMENT OF LAW

June 30, 2011

CITY OF CHICAGO

Attachment C

Judy Baar Topinka
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

Jean-Claude Brizard
Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603

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

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

Herman Brewer
Director
Cook County Bureau of Planning & Dev.
69 West Washington Street, Suite 2900
Chicago, Illinois 60602

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

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

Michael P. Kelly, Interim General
Superintendent & CEO
Chicago Park District
541 North Fairbanks
Chicago, Illinois 60611

Re: Calumet River
Redevelopment Project Area (the "Redevelopment Project
Area")

Dear Addressees:

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

June 30, 2011

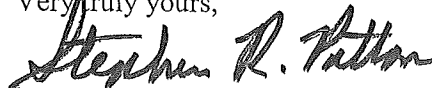
Attorneys, past and present, in the Law Department of the City and familiar with the requirements of the Act, have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following 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 Housing and Economic Development, Department of Finance and Office of Budget and Management (collectively, the "City Departments"), 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,



Stephen R. Patton
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:

ATTACHMENTS D, E and F

ATTACHMENT D

Activities Statement

Projects that were implemented during the preceding fiscal year, if any, are set forth below:

None

Redevelopment activities undertaken within this Project Area during the preceding fiscal year, 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 in Section 3 herein by TIF-eligible expenditure category.

ATTACHMENT E

Agreements

Agreements entered into concerning the disposition or redevelopment of property within the Project Area during the preceding fiscal year, if any, are attached hereto.

None

ATTACHMENT F

Additional Information

The amounts shown elsewhere in this report, including those shown in Section 3 herein, have been used to pay for project cost within the Project Area and for debt service (if applicable), all in furtherance of the objectives of the Redevelopment Plan for the Project Area.

CITY OF CHICAGO
JOINT REVIEW BOARD

ORIGINAL

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on November 6, 2009, at 10:20 a.m.
City Hall, Room 1003, Conference Room,
Chicago, Illinois, and presided over by
Ms. Tanya Anthony.

PRESENT:

MS. TANYA ANTHONY, CHAIRMAN
MS. GLORIA PERALTA
MS. SUSAN MAREK
MR. FRANCIS THURMAN
MR. JOHN SCHNEIDER
MS. MARTHA PENA

REPORTED BY: LeGrand Reporting Services
333 West Irving Park Rd.
Roselle, Illinois
By: Carol Robertson

22 MS. ANTHONY: Okay, for the record
23 my name is Tanya Anthony. I am the
24 representative of the Chicago Park District

LeGRAND REPORTING & VIDEO SERVICES (630) 894-9389

1 which under section 117445 of the Tax
2 Increment Allocation Redevelopment Act is
3 one of the statutorily designated members of
4 the Joint Review Board. Until election of a
5 chairperson I will moderate the Joint Review
6 Board meeting.

7 For the record, this meeting of the
8 Joint Review Board is to review the proposed
9 Calumet River Tax Increment Financing
10 District. The date of this meeting was
11 announced at and set by the Community
12 Development Commission of the City of
13 Chicago at its meeting of October 13th, 2009.

14 Notice of this meeting of the Joint
15 Review Board was also provided by certified
16 mail to each taxing district representative
17 on the board, which includes the Chicago
18 Board of Education, the Chicago Community
19 Colleges, District 508, the Chicago Park
20 District, Cook County, the City of Chicago,
21 and the public member. Public notice of this
22 meeting was also posted as of Wednesday,
23 November 4th, 2009 in various locations
24 throughout City Hall.

1 Our first order of business is to
2 select a chairperson for this Joint Review
3 Board, are there any nominations?

4 MS. MAREK: I nominate Tanya Anthony.

5 MS. ANTHONY: Is there a second for
6 the nomination?

7 MR. SCHNEIDER: I'll second.

8 MS. ANTHONY: Are there any other
9 nominations? Let the record reflect that
10 there were no other nominations. All in
11 favor of the nomination please vote by saying
12 aye.

13 (Chorus of ayes.)

14 MS. ANTHONY: All opposed please vote
15 by saying no. Let the record reflect that
16 Tanya Anthony has been elected as
17 chairperson and will now serve as the
18 chairperson for the remainder of the
19 meeting.

20 As I mentioned, at this meeting
21 we will be reviewing a plan for the proposed
22 Calumet River Tax Increment Financing
23 District proposed by the City of Chicago.
24 The staff of the City's Departments of

1 Community Development and Law, and other
2 departments, have reviewed the plan which
3 was introduced to the City's Community
4 Development Commission on October 13th,
5 2009. We will listen to a presentation by
6 the consultant on the plan. Following the
7 presentation we can address any questions
8 that the members might have for the
9 consultant or City staff.

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

18 If the board approves the plan, the
19 board will then issue an advisory non-
20 binding recommendation by the vote of the
21 majority of those members present and
22 voting. Such recommendations shall be
23 submitted to the City within 30 days after
24 the board meeting.

1 Failure to submit such
2 recommendation shall be deemed to constitute
3 approval by the board. If the board
4 disapproves a plan, the board must issue a
5 written report describing why the plan and
6 area failed to meet one or more of the
7 objectives of the TIF Act and both the plan
8 requirements and the eligibility criteria of
9 the TIF Act.

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

22 At this time we'll have a
23 presentation on the Calumet River area by the
24 consultant.

1 MR. HAYES: Thank you, good morning.
2 My name is Jeremy Hayes, I'm an urban planner
3 with Peckham Guyton Albers & Viets, or PGAV
4 Urban Consulting, and the City engaged our
5 firm to conduct some master planning work in
6 tax increment finance eligibility -- tax
7 increment finance plan for what is known as
8 the Calumet River TIF area.

9 I'll begin my presentation with an
10 overview and sketch of the area in general,
11 and then move onto TIF eligibility criteria
12 demonstrating how this area qualifies for
13 tax increment financing, and finally give an
14 overview of the general land use plan. I
15 have several display boards in front of me
16 and I'll also be referring to various parts
17 of the tax increment finance plan for the
18 Calumet River TIF.

19 That document includes as an exhibit
20 or as a part of the appendix to the plan a
21 detailed TIF eligibility study, a set of maps
22 that are similar to the ones displayed here
23 today, a list of all of the parcels and
24 associated pins for all the property within

1 the proposed TIF area and other information.

2 Just to give an overview of the
3 proposed area, the Calumet River TIF area is
4 approximately 16 miles south of downtown at
5 the extreme southern edge of the city limits
6 of Chicago. The old Calumet River runs
7 through a portion of the area. The area is
8 generally bounded by the Bishop Ford
9 Expressway on the west, by 130th on the north
10 and 134th Street, and Torrence Avenue on the
11 east, part of the -- located within the
12 project boundaries.

13 The proposed Calumet River TIF is
14 adjacent to the south and directly
15 contiguous to the Lake Calumet Industrial
16 Corridor TIF, an existing TIF district. The
17 Hegewisch neighborhood is approximately
18 three-quarters of a mile northeast of the
19 area on the other side of the industrial
20 complex you can see there. Ford Assembly
21 Plant and other heavy industrial uses are
22 located to the north of the area on the other
23 side of 130th Street.

24 The forest preserve districts, Bode

1 and Woods area, is just west of the area on
2 the other side of the Bishop Ford Expressway.
3 There are railroad tracks that parallel
4 130th Street, and another key feature
5 adjacent to the area is the Hegewisch Marsh
6 Property which is an area that was restored
7 with the help of some US EPA grants, it's a
8 natural area and proposed to be the site of
9 the Calumet Industrial, sorry, the Calumet
10 Environmental Center.

11 In terms of land area, the total
12 boundary is 534.9 acres. 21 acres of that
13 is, is actually river right of way another
14 72.6 acres is public right of way which is
15 contained in streets and alleyways.

16 Just in terms of streets and
17 alleyways, I call your attention to the fact
18 that a large degree of that public right of
19 way is platted and is not taxed, it serves as
20 public right of way but it's not constructed,
21 and you can see that both west of the river
22 and on a good portion of the area east of the
23 river where platted right of way has never
24 been constructed with street improvements,

1 curbs and gutters, sidewalks, and all of the
2 other related infrastructure. West of the
3 river, sorry, that leaves 438.2 acres of real
4 property which is contained in 307 tax
5 parcels, and those parcels are individually
6 listed in the appendix to the plan.

7 West of the river you see that
8 parcels are typically very large, although
9 there are a number of smaller platted lots on
10 the west side of the river where some smaller
11 parcels have been platted. The land use in
12 general is approximately 80 percent vacant,
13 and we'll talk a little bit about the TIF
14 Act's distinction between vacant land and
15 approved property. And typically, and
16 really what that comes down to is the
17 distinction between having improvements or
18 being improved with structures, and if there
19 are no buildings situated on parcels then
20 they're considered, then they're considered
21 vacant land for purposes of qualifying for
22 TIF.

23 You'll note that the large parcels
24 west of the river were occupied by landfill

1 operations. North of 134th Street, that
2 portion of the Waste Management landfill is
3 actually now inactive, it's been capped and
4 seeded. South of 134th Street access is
5 controlled and there, there is ongoing
6 operations there. This is a part of the
7 Waste Management facilities which also uses
8 the property in Calumet City. As I noted
9 earlier, this project area is right at the
10 south boundary of the city limits, and the
11 municipalities of Burnham, Calumet City and
12 the Village of Dolton are in close proximity.

13 The TIF eligibility criteria in this
14 area are explained in detail in the
15 eligibility study, as well as in the full TIF
16 document.

17 I'm going to switch gears here and
18 focus on two exhibits, this is a reprint of
19 exhibits that are included in the plan that
20 graphically show where individual incidents
21 of blighting factors are found in this area.
22 There's a separate sheet, separate board
23 that I can refer to that shows the area west
24 of the river. Because most of the

1 improvements in the area are on the east side
2 of the river, and the parcel boundaries are
3 much smaller, the parcel, the lot dimensions
4 are much smaller, we're displaying this at a
5 different scale than the other side of the
6 river.

7 But just to back up a little bit, the
8 eligibility criteria are different for
9 improved land versus vacant land, and on the
10 improved land section, which we'll discuss
11 first, there are 13 potential TIF
12 eligibility factors that they need to be
13 shown to be present to a meaningful extent,
14 and five of those must be documented within
15 the project area.

16 On the vacant land side, factors like
17 obsolete platting, diversity of ownership,
18 property tax delinquency, must be shown to be
19 present. There are two sub categories and
20 two or more must be shown as part of the
21 first set, at least one of the other six
22 factors.

23 Our field analysis and methodology
24 began by compiling GIS information for the

1 area, including the aerial photography and
2 parcel boundaries. I would then conduct TIF
3 eligibility field work initially in October,
4 2007 with follow up visits in April, 2008,
5 May, 2009 and again in July, 2009. One of
6 the things you'll note on our eligibility map
7 as well as on the detailed tables in the
8 plan, are some numbered sub areas. These
9 were drawn in part because of the difficulty
10 in distinguishing parcel boundaries.

11 I mentioned earlier that
12 approximately 80 percent of the land area is
13 unimproved, meaning there are no structures
14 there, makes it very difficult to
15 distinguish one lot boundary from another,
16 especially in those areas where, for
17 instance, north of 135th Street there are
18 actually no street improvements. So we
19 created some individual sub areas that took
20 in a couple different sizes of pins based on
21 the conditions that are there, improved
22 versus vacant, and the land uses that are
23 there.

24 One of the other display boards that

1 I have with me shows some example photographs
2 of the conditions that are present in this
3 area, then we have additional photos that are
4 part of the appendix of the plan. The field
5 work documented, the use of land, improved
6 versus vacant, the number and condition of
7 any structures, the condition of any site
8 improvements like paving, lighting, fencing,
9 those types of non-structural improvements,
10 and then we were able to compile in table
11 format the conditions that caused this area
12 to qualify.

13 The simplest display of the
14 predominance of the blighting factors is on
15 Pages 5.9 and 5.10. We have two separate
16 tables that quantify the factors that are
17 present on the improved areas, which is the
18 first table, and vacant areas which is second
19 table.

20 So just moving through these
21 individual blighting factors, I mentioned
22 earlier there were 13 possible blighting
23 factors and five must be found to be present.
24 We were able to document that 9 blighting

1 factors were found to be present to a major
2 extent, 1 found to a minor extent and 3 that
3 were not documented.

4 The first of the eligibility factors
5 is dilapidation, and of the 42 buildings in
6 the area we found 10 were dilapidated,
7 meaning that there were major structural
8 flaws that were so great as to require either
9 major structural renovation or demolition.
10 That 24 percent then of buildings in the area
11 are considered dilapidated, a very high
12 incidence of that factor.

13 The second factor is obsolescence
14 meaning that the structure had become ill-
15 suited for its original use or in most of the
16 case, vacant buildings because the nature of
17 their construction, the type of
18 construction, are no longer suitable for the
19 original use.

20 In this case we have a total of 10
21 buildings, I'm sorry, 12 buildings that were
22 considered obsolete, these include several
23 mobile home structures that are being used as
24 either storage in a few cases and three units

1 that are actually occupied as residential
2 dwelling units, all of those units are well
3 over 25 years of age and not compliant with
4 current code requirements.

5 The third factor related to the
6 improved areas is deterioration. We found 25
7 of 42 buildings, or 60 percent of buildings
8 are deteriorated, 62 percent of the improved
9 sub areas have deteriorated site
10 improvements, meaning deteriorated pavement,
11 signage, fencing, or other nonstructural
12 improvements --

13 10, or 24 percent of the buildings
14 also have structures below minimum code
15 requirements, those code requirements
16 typically, in this case, were major,
17 observable, structural flaws that were
18 evident from the exterior. Inadequate
19 utilities applies to 8 of 11 blocks, we
20 analyze sanitary sewer and water, utility
21 atlases provided by the city and found the
22 vast majority of the area is no served by
23 sanitary sewer.

24 Excessive land coverage applies to

1 11 of 29 of the improved sub areas, that
2 refers to excessive intensity of use,
3 meaning that all or nearly all of the site is
4 covered by improvements. Deleterious land
5 use or layout refers to incompatible land use
6 relationships, that applies to 8 of the 11
7 sub areas. An example of the incompatible
8 land use condition or relationships are
9 found in the area east of the river where
10 there is several, there are several jump or
11 salvage operations that are directly
12 adjacent to both residential uses to
13 occupied dwelling units, they're also
14 adjacent to marina properties that are
15 recreational in nature.

16 Lack of community planning, which is
17 related to the inadequate utilities and
18 related to the obsolete platting in this area
19 was found to apply to a majority of the area.
20 We also found that the growth and equalized
21 assessed value or the tax base growth for
22 this area grew at a rate much less than that
23 of this, the balance of the city. There are
24 several tables that show that in detail.

1 Those are, that's a summary of the improved
2 area factors that caused the area to qualify.

3
4 Just to shift over, there are
5 portions of the area east of the river that
6 are, that are also vacant land, but the
7 parcels, the vacant parcels west of the river
8 are much larger and we'll leave this display
9 board up while I'm describing the blighting
10 factors that apply to vacant, to vacant
11 portions of this area.

12 As I mentioned there are two
13 categories of vacant land criteria. In one
14 of those categories at least two sub factors
15 have to be shown to be present, and in this
16 area we were able to document that four of
17 those sub-factors were present to a
18 meaningful extent and distributed throughout
19 the area.

20 The first and most obvious is
21 obsolete platting, which I described earlier
22 and you can see on this portion of the river
23 where the area was platted with rights of way
24 and the parcel lines to accommodate

1 development that's never taken place. That
2 applies to 76 percent of vacant sub areas.
3 Diversity of ownership applies on 47 percent
4 of blocks within vacant areas, that's
5 especially apparent on the area east of the
6 river where on an individual block there are
7 multiple owners of property. That's
8 especially problematic where a number of
9 these are small vacant parcels have been
10 platted making it nearly impossible to
11 develop sites of any size.

12 Deterioration of structures in
13 neighboring areas is a factor that relates to
14 vacant property that is influenced
15 negatively by deteriorated structures that
16 are in close proximity, that applies to 91
17 percent of vacant sub areas. And the
18 declining or sub-par EAB group, applies to
19 vacant as well as improved property.

20 The other vacant area factor that
21 applies in this area is unused or illegal
22 disposal site, and that only, that factor in
23 and of itself is sufficient to qualify the
24 vacant portions of property.

1 This is a photo exhibit that just
2 shows examples of a number of the conditions
3 that are found in the area that caused it to
4 qualify as a blighted area. Just calling to
5 your attention this photo and the bottom
6 photo here both of which show disposal areas,
7 illegal disposal areas, that's been a
8 documented problem on various, various
9 locations throughout the area. Those areas
10 or that factor is found on, on a significant
11 portion of the vacant land in the area.

12 Moving onto the general land use plan
13 for the Calumet River TIF area, Section 4 and
14 Section 6 of the main TIF plan document
15 provide both a series of goals and
16 objectives, and then more detailed
17 recommended actions, as well as a narrative
18 description of general land use categories
19 that are shown on the general land use, the
20 generalized land use plan which is found in
21 the exhibit. It's the last of the map
22 exhibits, and I'll refer to the goals and
23 objectives that generally apply for the
24 area, and then describe each of these land

1 use categories that are shown on the map.

2 But beginning with the, with the
3 proposed general goals, the foremost goal is
4 to eliminate the blighted conditions,
5 especially building deterioration, utility
6 inadequacies, code violations, illegal
7 disposal sites, deleterious land uses and
8 obsolete platting that caused the area to
9 qualify for TIF.

10 Another goal is to establish a
11 program of public and private improvements
12 that will promote high quality, destination
13 oriented development that capitalizes on the
14 area's unique river front location.

15 Third goal is to encourage
16 investment in redevelopment in the area that
17 will expand the range of recreational,
18 retail or service opportunities for those
19 who visit or reside in the surrounding
20 region, promote environmental remediation
21 and sustainability in the redevelopment of
22 the area, reflecting the environmental
23 restoration efforts in nearby areas is the
24 fourth stated goal.

1 And finally encourage public and
2 private improvements that recognize the
3 area's location as a gateway to the City of
4 Chicago from the south, both along Torrence
5 Avenue and the Bishop Ford Expressway.

6 There are a series of 12
7 redevelopment actions that are listed in
8 Section 4 of the plan, those include
9 redevelopment and enhancement of marina
10 operations through the use of TIF and other
11 redevelopment mechanisms; facilitate reuse
12 of landfill parcels in a way that maximizes
13 their potential to be a productive asset for
14 the community that applies to the area,
15 vacant parcels west of the river where there
16 currently is inactive landfill property that
17 can be creatively reused in a way to, in a
18 way to provide recreational uses, whether
19 those are passive or active, that will be a
20 benefit to the community and potentially
21 also expand the tax base for the taxing
22 districts.

23 Remediation of blighting conditions
24 on vacant land east of the river, removal of

1 incompatible land uses like, like the
2 salvage operations and the junk storage;
3 assemble land, create viable development
4 opportunities compatible with redevelopment
5 concepts for the area; construct, extend or
6 improve water, sanitary sewer and other
7 public and private utility lines in the area;
8 improving quality of existing streets; and
9 constructing paths to facilitate development
10 and create a more pleasant environment in the
11 area, implementation of designs being
12 reflected in -- streetscape improvements
13 with uniform decorative lighting and related
14 improvements; encourage new commercial and
15 recreational oriented development projects
16 to re-zone the area to a district that
17 permits planned use development, marketing
18 and promotion of the area as a new
19 destination for recreation, and to provide
20 assistance for job training, daycare and
21 other services permitted under the Act are
22 all of the stated recommended redevelopment
23 actions intended to be achieved by adoption
24 of this plan.

1 Second --

2 MS. MAREK: Can I ask a question?

3 MR. HAYES: Sure.

4 MS. MAREK: This area here that's
5 identified as municipal --

6 MR. HAYES: Mm-hmm.

7 MS. MAREK: -- what is that intended
8 to be?

9 MR. HAYES: Currently that area,
10 those parcels are owned by the Water
11 Reclamation District.

12 MS. MAREK: Oh, okay.

13 MR. HAYES: So, that just reflects
14 the current ownership of those properties,
15 and it's not expected that they would be
16 available for private development.

17 MS. MAREK: But they're vacant?

18 MR. HAYES: They are currently
19 vacant. That's part of the area where
20 obviously platting is also prevalent.

21 MS. MAREK: Mm-hmm.

22 MR. HAYES: Moving onto a description
23 of each of those, of each of those land use
24 types, kind of continuing on that line, one

1 of the major categories depicted on the
2 generalized land use plan is marina
3 operations, and that's designated for the
4 central and southern portions of the area.
5 That land use category may include storage,
6 preparation and launch of marine craft, boat
7 repair, retail sales of marine craft, retail
8 sales of goods and provisions of services
9 oriented to marina users, visitors,
10 restaurant bars, entertainment and other
11 hospitality services.

12 The next land use category shown on
13 the map is commercial retail/service. A
14 small, small, relatively small area is
15 designated for this category, and that's an
16 area that could include convenience oriented
17 retail, fuel sales, quick service food, all
18 of which would be beneficial to marina users
19 and the general public. In general I would
20 point out that those uses are in large part
21 secondary to the marina operation, based on
22 our market research and analysis, it's not
23 likely that the market area would support
24 anything on a larger scale commercial or

1 retail type uses in this area.

2 Another major designation on the
3 general land use plan is park and recreation.
4 There's an opportunity for a large portion,
5 both east of the river, and then down to the
6 very south end to be used for recreational
7 uses that would, would be ideal to, to play
8 off of the Calumet Environmental Center
9 that's planned for the march just north of
10 the area boundary and north of 134th Street.
11 Park and Recreation uses are not
12 specifically tied to either publicly owned
13 and managed park facilities or privately
14 developed and managed recreation facilities.
15 In general we feel there's an opportunity for
16 a range of relatively low impact
17 recreational uses that could either be
18 publicly owned and operated or privately
19 developed.

20 There is a section of the plan for
21 where industrial use is recommended. Along
22 the 130th Street corridor there are
23 properties, portions of which are now used
24 for industrial, but there is an opportunity

1 to, there's an opportunity to intensify and
2 expand industrial uses on those lots.

3 Recreation landfill reuse is a
4 separate category that applies to portions
5 of the currently owned, parcels currently
6 owned by Waste Management. Again, this
7 concept is the idea of reusing those parcels
8 for either passive or active recreational
9 uses, which would, which would require
10 extraordinary investment on the part of a
11 private owner, but this type of three use has
12 now become common in landfill sites around
13 the country and been demonstrated to be
14 effective, part of a recreation plan and
15 program.

16 And in fact, the Calumet area land
17 use plan which was adopted in 2002 and
18 applies to a much wider area, calls for just
19 that type of adaptive reuse to recreational
20 uses that tie into a larger network of paths
21 and other recreation opportunities. And as
22 we mentioned the municipal category simply
23 applies to the MWRD properties west of the
24 river.

1 The plan includes an estimated
2 redevelopment project cost table, that total
3 amount is 25 million with the largest
4 category being public works and
5 improvements. That redevelopment project
6 cost or budget exhibit is tied to some
7 reasonable assumptions about development
8 opportunities in the area and the ability to
9 generate increment by private investment.

10 Part of the general purpose of the
11 TIF is to induce and leverage private
12 investment, we feel there are definitely
13 some opportunities for improvements related
14 to the east side of the river, tied to the
15 marina complex, as well as recreational
16 improvements, commercial uses that would,
17 that would be associated with or part of the
18 general marina area, as well as industrial
19 uses along 130th Street that have the
20 opportunity to generate increment.

21 So, using some conservative
22 estimates of development scenarios, we
23 prepared an estimate of equalized assessed
24 value, build-out scenario and prepared the

1 project budget accordingly. I point out that
2 our very basic estimates as far as utility
3 improvements, since as I mentioned there are
4 no sanitary sewers in the area, and many
5 other infrastructure deficiencies here, our
6 basic analysis shows that redevelopment
7 needs could be as much as 40 million,
8 depending on the intensity of development
9 that's desired here.

10 So, the TIF alone isn't sufficient,
11 obviously a great deal of private investment
12 is needed as well as other potential public
13 sources of financing to make all of the
14 public works and improvement upgrades that
15 are necessary in this area, as well as to
16 leverage private investment.

17 That provides an overview of the plan
18 document. There are seven sections to the
19 plan document, including a statutory
20 compliance and implementation strategy,
21 which is the final section. And as I
22 mentioned, there are a number of, a number of
23 attachments in the appendix, the first of
24 which is the eligibility study, second of

1 which is the set of map exhibits, the third
2 attachment is the legal description for the
3 boundary, the fourth attachment is a listing
4 of all of the tax parcels, and Attachment 5
5 is an appendix of sample photographs.

6 By all means this is not a complete
7 documentation of all of the properties, all
8 though I can't say there's proper field
9 evaluation photographs and recorded
10 conditions of all of the structures and
11 approved parcels in the study area.

12 I'd be happy to answer any questions.

13 MR. SCHNEIDER: On the marina, have
14 you had any interest in someone building a
15 marina here?

16 MR. HAYES: We've, we've looked at
17 the marina property as, you know, a major
18 site of potential. Right now there are two
19 marina operators, one to the north, another
20 to the south. The marina operator, the
21 northernmost marina operator has actually
22 made some improvements in the last few years,
23 certainly not substantial enough to prevent
24 making a finding that there hasn't been

1 significant growth and investment, but there
2 have been some upgrades to the property.
3 They, we are aware of a conceptual plan they
4 did at one time that shows improvement to
5 that facility.

6 We think there are, you know, there's
7 great potential for improvement and
8 investment in marina facilities at this
9 location, and whether that's by the existing
10 operators or new developers that would, that
11 would become part of the equation, that's yet
12 to be seen. There hasn't to my knowledge
13 been any formal proposal of any kind.

14 MR. SCHNEIDER: I ask because there,
15 people are talking to us about doing one in
16 Burnham, which is just next to this.

17 MR. HAYES: Right.

18 MR. SCHNEIDER: And there's one in
19 Riverdale, and they're looking at redoing
20 that facility. So there seems to be a lot of
21 interest out here.

22 MR. HAYES: Yeah, as part of --

23 MR. SCHNEIDER: Just no money.

24 MR. HAYES: Right. As part of our

1 land use planning analysis here, we had a
2 market study prepared that looked at the
3 location of all of the recreational marinas
4 within I believe a ten mile radius, and there
5 are quite a few that are south, in Burnham,
6 you know, west of, several of the neighboring
7 municipalities. So there are a lot of these
8 smaller scale recreational marinas that
9 cater to small powerboat, fishing boat
10 operators, although there are some larger
11 boats that are stored at this area presently.
12 It's primarily more of the small, small
13 marine craft use along this stretch of the
14 river.

15 MR. SCHNEIDER: And, going to the
16 suburbs from here, there's been a lot of talk
17 by residents and by communities of creating a
18 trail, a heritage trail along the Little
19 Calumet, have you talked to any of those
20 folks about how this might work into that
21 long term plan that they have?

22 MR. HAYES: Right, the 2002 Calumet
23 Area Land Use Plan includes a whole
24 recreational component that does, that does

1 call for a larger trail network. Because of
2 some of the geographic barriers here,
3 especially east of the river, the CSS
4 Railroad that parallels 130th, 130th Street
5 itself, Torrence Avenue, the River Crossing,
6 it's going to make it difficult to connect
7 directly through here.

8 I think the best bet for sort of
9 recreational use in this general area is both
10 along the river front, our general concept
11 here would be to have a recreational path
12 available all the way along the river front
13 section, there's a nice little point of land
14 here where the branches of the river come
15 together at the south edge, and
16 opportunities for, for trails on what's now
17 the inactive land fill property, where there
18 could be an opportunity just as part of
19 passive recreation. Of course, the Bishop
20 Ford Expressway makes for a pretty
21 difficult, pretty difficult connection.

22 MR. SCHNEIDER: This, this was all on
23 the river edge in Burnham, and all the
24 communities to the south of there have

1 actually banded together and they're looking
2 for resource dollars from --

3 MR. HAYES: I don't think the 2002
4 Calumet Area Plan might have gone quite that
5 far geographically for those areas.

6 MR. CHUENG: We did, we did talk to
7 those folks. I'm Nelson Chueng with the
8 Department of Zoning Land Use Planning. What
9 you're referring to is the CalSag Trail --

10 MR. SCHNEIDER: Right.

11 MR. CHUENG: They're moving because I
12 -- they want to create south of the lots
13 comparing recreational focus --

14 MR. SCHNEIDER: Right.

15 MR. CHUENG: And it should be further
16 westward, there's been a lot of planning
17 studies --

18 MR. SCHNEIDER: Heritage Trail.

19 MR. CHUENG: -- Heritage trail along
20 the river. And what they've been doing,
21 we've been talking to those guys, that
22 they're kind of moving westward, moving
23 eastward. We do have general ideas but we
24 haven't tied it to specifics and we kind of

1 want, we're kind of building around the --
2 along the river, the Calumet River and
3 eventually we want to connect to the
4 Environmental Center but we still have, the
5 details just haven't been figured out yet
6 because you've heard me talk about the
7 physical boundaries are not the simplest to
8 deal with.

9 MR. SCHNEIDER: Yeah this is just,
10 it's a big deal for just on the Heritage side
11 of it, and we've been supportive of it and
12 kind of working.

13 MR. CHUENG: There's a big map that
14 shows a line along the river.

15 MR. SCHNEIDER: Absolutely.

16 MR. CHUENG: But where that line goes
17 still needs to be worked out.

18 MR. SCHNEIDER: So it's the perfect
19 time for this to, to kind of work with all
20 the other TIF's that are along the river in
21 the south land.

22 MS. PERALTA: What is the estimated
23 revenues for the TIF -- 25 million budget at
24 this point?

1 MR. HAYES: We did revenue
2 projections that, that would project by the,
3 by the end of the, by the end of the TIF,
4 call you attention to this section of the
5 plan, the projection of the redevelopment
6 valuation is the Item C in Section 7, that's
7 the last section of the TI plan, and
8 contingent upon the adoption of the plan it's
9 anticipated several major private
10 developments or improvements may occur
11 within the area. We projected that, that
12 equalized assessed value could increase by
13 approximately 25 to 30 million over the 23
14 year period that the plan is in place. I
15 don't have the full set of revenue
16 projections, but in terms of incremental
17 revenue, what that translates to, but that's
18 in terms of EAB. And keep in mind that right
19 now the EAB in this area is, is just over 12
20 million. So this is an area that does not
21 have a significant property tax base here,
22 but we feel that, you know, over time there's
23 the opportunity to, to grow that tax base
24 with some private revenues.

1 MS. ANTHONY: Is there any additional
2 questions? If there are no further questions
3 I'll entertain a motion that this Joint
4 Review Board finds that the proposed Calumet
5 River Project Area satisfies the
6 redevelopment plan requirements under the
7 TIF Act, the eligibility criteria defined in
8 the TIF Act, and the objectives of the TIF
9 Act, and that based on such findings approve
10 such proposed plan under the TIF Act.

11 Is there a motion?

12 MS. MAREK: So moved.

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

15 MS. PERALTA: Second.

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

19 (Chorus of ayes.)

20 MS. ANTHONY: All opposed please
21 vote by saying no. Let the record reflect
22 that the Joint Review Board's approval of
23 the proposed Calumet River under the TIF
24 Act.

1 At this time our meetings are
2 adjourned.

3 (Whereupon the meeting adjourned
4 at 11:05 a.m.)

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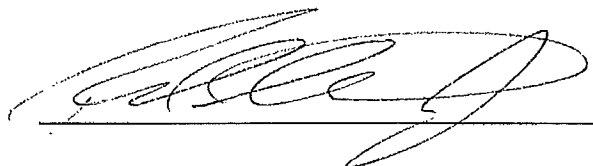
1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF C O O K)
4
5

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

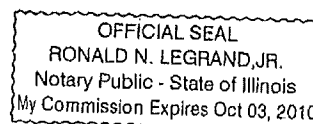
13
14 Carol Robertson

15 CAROL ROBERTSON

16
17
18 SUBSCRIBED AND SWORN TO
19 BEFORE ME THIS 30th DAY OF
20 NOVEMBER, A.D. 2009.

21
22 
23

24 NOTARY PUBLIC



INTERGOVERNMENTAL AGREEMENTS
FY 2010

A list of all intergovernmental agreements in effect in FY 2010 to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]

Name of Agreement	Description of Agreement	Amount Transferred Out	Amount Received
None			

Calumet River Redevelopment Project Area 2010 Annual Report

