
2009 Annual Report

Little Village East Redevelopment Project Area



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

JUNE 30, 2010



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

30 June 2010

Dear Commissioner:

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

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

Very truly yours,

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

Ernst & Young LLP

Little Village East Redevelopment Project Area 2009 Annual Report

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City of Chicago
Richard M. Daley, Mayor

Department of Community
Development

Chris Raguso
Acting Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

June 30, 2010

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

Dear Comptroller Hynes:

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

Sincerely,

Christine Raguso
Acting Commissioner



Little Village East Redevelopment Project Area 2009 Annual Report

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

The Project Area was designated on April 22, 2009. The Project Area may be terminated no later than December 31, 2033.

Little Village East Redevelopment Project Area 2009 Annual Report

(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)

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

**Little Village East Redevelopment Project Area
2009 Annual Report**

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

Please see attached.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

TO:

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

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

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

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

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

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

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

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

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

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

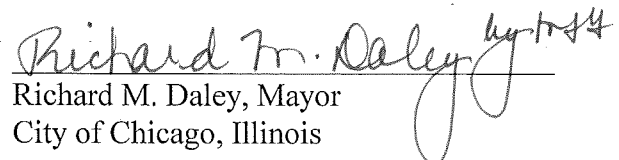
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

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

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

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

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

A handwritten signature in cursive script, reading "Richard M. Daley", with the date "6/30/10" written in the upper right corner of the signature. The signature is written over a horizontal line.
Richard M. Daley, Mayor
City of Chicago, Illinois

**Little Village East Redevelopment Project Area
2009 Annual Report**

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

Please see attached.



City of Chicago
Richard M. Daley, Mayor

Department of Law

Mara S. Georges
Corporation Counsel

City Hall, Room 600
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-0200
(312) 744-8538 (FAX)
(312) 744-2963 (TTY)
<http://www.cityofchicago.org>

June 30, 2010

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

Dolores Javier, Treasurer
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
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Dan Donovan, Comptroller
Forest Preserve District of Cook County
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Chicago School Finance Authority
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Timothy Mitchell, General Superintendent
& CEO
Chicago Park District
541 North Fairbanks
Chicago, Illinois 60611

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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

Re: Little Village East
Redevelopment Project Area (the "Redevelopment Project
Area")

Dear Addressees:

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



June 30, 2010

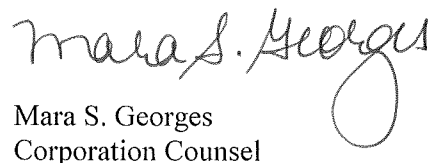
Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following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

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

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

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

Very truly yours,


Mara S. Georges
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:

Note

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

**Little Village East Redevelopment Project Area
2009 Annual Report**

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

Please see attached.

LITTLE VILLAGE EAST REDEVELOPMENT PROJECT AREA
 COMBINED STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE - GOVERNMENTAL FUND
 YEAR ENDED DECEMBER 31, 2009

	2009
Revenues	
Property tax	\$ -
Sales tax	-
Interest	1
	1
Total revenues	1
Expenditures	
Costs of studies, admin., and professional services. (q)(1)	-
Marketing costs. (q)(1.6)	-
Property assembly, demolition, site preparation and environmental site improvement costs. (q)(2)	2,500
Costs of rehabilitation, reconstruction, repair or remodeling and of existing buildings. (q)(3)	-
Costs of construction of public works and improvements. (q)(4)	-
Cost of job training and retraining. (q)(5)	-
Financing costs. (q)(6)	-
Approved capital costs of overlapping taxing districts. (q)(7)	-
Cost of reimbursing school district for their increase costs caused by TIF assisted housing projects (q)(7.5)	-
Relocation costs. (q)(8)	-
Payments in lieu of taxes. (q)(9)	-
Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. (q)(10)	-
Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. (q)(11)(A-E)	-
Costs of construction of new housing units for low income and very low income households. (q)(11)(F)	-
Cost of day care services and operational costs of day care centers. (q)(11.5)	-
	-
Total expenditures	2,500
Expenditures over revenues	(2,499)
Other financing sources	
Operating transfers in	2,500
	2,500
Revenues and other financing sources over expenditures	1
Fund balance, beginning of year	-
	-
Fund balance, end of year	\$ 1
	1
Fund balance	
Reserved for debt service	\$ -
Reserved for encumbrances	-
Designated for future redevelopment project costs	1
	1
Total fund balance	\$ 1
	1

**Little Village East Redevelopment Project Area
2009 Annual Report**

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

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

Little Village East Redevelopment Project Area 2009 Annual Report

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

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

SEE TABLES AND/OR DISCUSSIONS ON FOLLOWING PAGES.

Little Village East Redevelopment Project Area 2009 Annual Report

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

During 2009, no projects were implemented.

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

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

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

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

Little Village East Redevelopment Project Area 2009 Annual Report

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

The Project Area has not yet received any increment.

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

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

Little Village East Redevelopment Project Area 2009 Annual Report

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

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

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

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

CITY OF CHICAGO
JOINT REVIEW BOARD

COPY

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on December 5, 2008, at 10:05 a.m.
City Hall, Room 1003, Conference Room,
Chicago, Illinois, and presided over by
Ms. Tanya Anthony.

PRESENT:

MS. TANYA ANTHONY, CHAIRMAN
MS. SUSAN MAREK
MR. JOHN SCHNEIDER
MR. JORGE VARELA
MS. PHOEBE WOOD

REPORTED BY: LeGrand Reporting & Video Services
333 W. Irving Park Road, S. 331
Roselle, Illinois
By: Carol Robertson

1 MS. ANTHONY: Okay, we can call this
2 meeting to order. I'd like to ask everyone
3 to introduce themselves. I'll start off, my
4 name is Tanya Anthony from Chicago Park
5 District.

6 MS. WOODS: My name's Phoebe Woods
7 with City Colleges of Chicago.

8 MR. VARELA: My name is Jorge
9 Varela and I'm coming from Little Village.

10 MR. SCHNEIDER: John Schneider from
11 Cook County Department of Planning and
12 Development.

13 MS. MAREK: Susan Marek, Chicago
14 Board of Education.

15 MS. ANTHONY: For the record again,
16 my name is Tanya Anthony. I am the
17 representative of the Chicago Park District,
18 which under Section 11-74, 4 and 5 of the Tax
19 Increment Allocation Redevelopment Act, is
20 one of the statutorily designated members of
21 the Joint Review Board.

22 Until election of a chairperson,
23 I will moderate this Joint Review Board
24 meeting. For the record, there will be one

1 meeting of the Joint Review Board. The
2 meeting is to review the proposed Little
3 Village East Tax Increment Financing
4 District.

5 The date of this meeting was
6 announced at and set by the Community
7 Development Commission of the City of
8 Chicago at its meeting of November 18th,
9 2008.

10 Notice of this meeting of the
11 Joint Review Board was also provided by
12 certified mail to each taxing district
13 represented on the board which includes the
14 Chicago Board of Education, the Chicago
15 Community Colleges, District 508, the
16 Chicago Park District, Cook County and the
17 City of Chicago. Public notice of this
18 meeting was also posted as of Wednesday,
19 December 3rd, 2008 in various locations
20 throughout City Hall.

21 When a proposed redevelopment
22 plan would result in displacement of
23 residents from ten or more inhabited
24 residential units, or would include 75 or

1 more inhabited residential units, the TIF
2 Act requires that the public member of the
3 Joint Review Board must reside in the
4 proposed redevelopment project area.

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

15 With us today is Jorge Varela.
16 Are you familiar with the boundaries of the
17 proposed Little Village East Tax Increment
18 Financing Redevelopment Project Area?

19 MR. VARELA: Yes.

20 MS. ANTHONY: What is the address of
21 your primary residence?

22 MR. VARELA: 3015 South -- Chicago,
23 Illinois.

24 MS. ANTHONY: Is such address within

1 the boundaries of the proposed Little
2 Village East Tax Increment Financing
3 Redevelopment Project Area?

4 MR. VARELA: Yes, it is.

5 MS. ANTHONY: Have you provided a
6 representative of the city of Chicago's
7 Department of Planning and Development with
8 accurate information concerning your income
9 and the income of any other members of the
10 household residing at such address?

11 MR. VARELA: Yes.

12 MS. ANTHONY: Mr. Varela, are you
13 willing to serve as the public member for the
14 Joint Review Board for the proposed Little
15 Village East Tax Increment Financing
16 Redevelopment Project Area?

17 MR. VARELA: Yes.

18 MS. ANTHONY: I will entertain a
19 motion that Jorge Varela be selected as the
20 public member. Is there a motion?

21 MS. MAREK: So moved.

22 MS. ANTHONY: Is there a second?

23 MS. WOOD: Second.

24 MS. ANTHONY: All in favor please

1 vote by saying aye.

2 (Chorus of ayes.)

3 MS. ANTHONY: All opposed please vote
4 by saying no. Let the record reflect that
5 Jorge Varela has been selected as the public
6 member for the proposed Little Village East
7 Tax Increment Financing Redevelopment
8 Project Area.

9 Our next order of business is to
10 select a chairperson for this Joint Review
11 Board. Are there any nominations?

12 MS. MAREK: I'll nominate Tanya
13 Anthony.

14 MS. ANTHONY: Is there a second for
15 the nomination?

16 MS. WOOD: Second.

17 MS. ANTHONY: Are there any other
18 nominations? Let the record reflect that
19 there were no other nominations. All in
20 favor of the nomination please vote by saying
21 aye.

22 (Chorus of ayes.)

23 MS. ANTHONY: All opposed please vote
24 by saying no. Let the record reflect that

1 Tanya Anthony has been elected as
2 chairperson and will now serve as the
3 chairperson for the remainder of the
4 meeting.

5 As I mentioned earlier at this
6 meeting, we will be reviewing a plan for the
7 proposed Little Village East Tax Increment
8 Financing District proposed by the city of
9 Chicago, staff of the city's Departments of
10 Planning and Development and Law, and other
11 departments that reviewed this plan, which
12 was introduced to the city's Community
13 Development Commission on November 18th,
14 2008.

15 We will listen to a presentation
16 by the consultant on the plan. Following the
17 presentation we can address any questions
18 that the members might have for the
19 consultant or city staff.

20 An amendment to the TIF Act
21 requires us to base our recommendations to
22 approve or disapprove the proposed Little
23 Village East Tax Increment Financing
24 District on the basis of the area and the

1 plan satisfying the plan requirements, the
2 eligibility criteria defined in the TIF Act
3 and objectives of the TIF Act.

4 If the board approves the plan,
5 the board will then issue an advisory, non-
6 binding, recommended by the vote of the
7 majority of those members present and
8 voting. Such recommendation shall be
9 submitted to the city within 30 days after
10 the board meeting. Failure to submit such
11 recommendation shall be deemed to constitute
12 approval by the board.

13 If the board disapproves the
14 plan, the board must issue a written report
15 describing why the plan and area failed to
16 meet one or more of the objectives of the TIF
17 Act, and both the plan requirements and the
18 eligibility criteria of the TIF Act. The
19 City will then have 30 days to resubmit a
20 revised plan.

21 The board and the City must also
22 confer during this time to try to resolve the
23 issues that led to the board's disapproval.
24 If such issues cannot be resolved, or if the

1 revised plan is disapproved, the City may
2 proceed with the plan, but the plan can be
3 approved only with a three-fifths vote of the
4 City Counsel, excluding positions of members
5 that are vacant and those members that are
6 ineligible to vote because of conflicts of
7 interest.

8 At this time we'll have a
9 presentation.

10 MS. SAWYER: Well good morning,
11 everyone. I'm Mishaune Sawyer and I work
12 with ERS Enterprises and we have been getting
13 to know Little Village East for a while now.
14 It's a wonderful area. It's a blue, majority
15 blue collar area where you've got a lot of
16 people that obviously care for their homes,
17 there's some businesses here. You have, the
18 primary thing that we noticed throughout
19 here is deterioration. And a lot of that
20 comes because there's a lot of joblessness in
21 the area. So, in the summertime if you drive
22 down the street you'll see cut lawns and, you
23 know, toys in the yard and everything looking
24 peaceful, no trash on the street. But at the

1 same time you might see a porch sagging,
2 those kinds of things that takes money to
3 repair.

4 So, the majority of the factors,
5 if we want to go straight to that, well, I
6 guess we'll go over the boundaries, we've
7 got, we've got 25th Street on the north, as
8 you can see here, and we go all the way south
9 to the railroad, and on the east and the west
10 we've got Spaulding Avenue and Rockwell
11 Avenue. And as you can see by the existing
12 land use that's here now, we've got, we've
13 got little patches of vacant land here and
14 here, and mostly they're in, they're in
15 large, large parcels, multiple parcels that
16 are there. And we have one or two here and
17 there, you know, mixed in.

18 You can see where all the yellow
19 is all residential, and all along some of the
20 main corridors you can see that there's some
21 commercial, and then the peak is industrial.
22 As you can see with the mixing of colors, you
23 can see here that we've got some mixed uses
24 going on here. You know, you might have some

1 industrial that's right, in fact, you could,
2 right here, you've got industrial here, and
3 then you've got a little clump of houses. So
4 that'll give, that's another one of the
5 factors that, that we noticed here.

6 You've got these area here, which
7 is currently industrial, but if the plan goes
8 through will hopefully someday be something
9 wonderful and, and be a park-like setting.
10 We tried to keep, with the future land use
11 plan, we tried to keep the zoning consistent,
12 and with the land uses that are, that are in
13 the majority.

14 So what you'll see, let's see,
15 and I apologize, we don't have a large map
16 for the future land use plan, but this right
17 here, this area here, including this blue,
18 going down here, will all be park and open
19 space in the future land use plan. We've got
20 here, down here, this around in here will
21 become commercial. And we've got, here we'll
22 have some mixed use. And up here what we've
23 got, this whole area up here, this will stay,
24 the majority of the stuff over here is

1 residential and it will stay residential so
2 you'll see that there's not a lot of plans to
3 make, to make major changes for the area.
4 It's all about improving what's there.

5 This is an area that needs some
6 public investment. It's very, it's very
7 congested, there's not a lot of parking on
8 the streets. As you can see, there is, the
9 commercial arteries are pretty crowded
10 there, so there's a need for parking. A lot
11 of the properties are, it's very densely
12 populated, so a lot of the properties are
13 pretty close together. But again, it's got a
14 nice community feel to it, it just needs
15 some, it needs some development. It needs
16 some, some money to come into the area and
17 there needs to be some encouragement for that
18 to happen. There needs to be, the houses
19 need to be repaired, the businesses where the
20 buildings are deteriorating need to be
21 repaired.

22 We've got, throughout the area --

23 MS. MAREK: Can I ask a question
24 about the area that's industrial right now,

1 that would be the big area --

2 MS. SAWYER: This area here?

3 MS. MAREK: -- that's going to
4 convert to park district?

5 MS. SAWYER: Mm-hmm.

6 MS. MAREK: Is that vacant?

7 MS. SAWYER: It's, it is, it is
8 vacant, yes.

9 MS. MAREK: Okay.

10 MS. SAWYER: It's, currently I think
11 they're parking some vehicles on it, but
12 there's no --

13 MR. SCHNEIDER: There's no
14 structures on it?

15 MS. SAWYER: No, no structures.

16 MS. MAREK: Do you know what it was
17 at some point?

18 MS. SAWYER: It's Celotex
19 Corporation.

20 MS. MAREK: Ah, okay.

21 MS. SAWYER: And there's one other
22 company, which I'm not remembering right
23 now, there's one other company that, that has
24 been, that had some of the land in there too.

1 It's all been industrial in the past.

2 MS. MAREK: And then the area that's
3 just to the east, is that currently
4 industrial or?

5 MS. SAWYER: Right in here?

6 MR. SAWYER: Cook County Jail --

7 MR. SCHNEIDER: That's Cook County
8 Jail Complex.

9 MS. MAREK: Oh, okay. Okay.

10 MS. SAWYER: And as you can see, it's
11 around, you know, by the housing, and you've
12 got some, you've got some, a few vacant
13 parcels here and there too. So you've got a
14 little bit of, the residential would be along
15 the sides there once it's, once it's done.

16 Any questions? Okay. We've got,
17 we've got 35, in order to do this we have to
18 show that, how many buildings are, a majority
19 of the buildings have to be over 35 years of
20 age. We've got a total of 456 buildings in
21 the area, and 95 percent of those are over 35
22 years old.

23 We have got the presence of
24 deterioration, which is pretty much spread

1 out on, of the approved tax lots, it's, we
2 have deterioration present on 22 out of the
3 24 tax lots in the area. We've got some code
4 violations that show up on 11 out of the 24
5 improved tax lots.

6 The majority of those, I can give
7 you some information on which, on what types
8 of code violations, they're all, they're all
9 pretty, we've got a missing smoke detectors,
10 missing carbon monoxide detectors, repair
11 porches, which is what I was talking about
12 earlier. You can have a, you know, pretty
13 decent house and everything and everybody's
14 doing what they can do but the porch might be
15 sagging, that kind of thing.

16 Failure to make exterior service
17 walks between the buildings and stuff for the
18 commercial areas. We've got some broken
19 windows and door frames and things like that
20 that need repair, and then broken floors.
21 Those were the predominant things we found in
22 the code violations.

23 MR. SCHNEIDER: I guess I have a
24 question here, and I raised it before the

1 meeting, looking at the, at the area, I think
2 it would be very helpful to have, when you
3 talk about deterioration, if there's 25
4 buildings within an area, how many of those
5 are deteriorating, and the percentage of
6 that? Because when you talk just about
7 blocks, you might have one building that's
8 deteriorated in one block. That doesn't mean
9 a whole block or the area is impacted --

10 MS. SAWYER: If the whole area was
11 impacted we would be doing a blighting study
12 instead of a conservation.

13 MR. SCHNEIDER: Well, even if it's a
14 conservation area, you have to have a find
15 that there's a predominant amount of this
16 that qualifies.

17 MR. SAWYER: If there was a
18 predominant amount, again, we'd be in
19 blighting, we're --

20 MR. SCHNEIDER: I mean, no, but --

21 MR. HASTINGS: John, can I, can I
22 ask --

23 MR. SCHNEIDER: Sure.

24 MR. HASTINGS: So I think what you're

1 suggesting is instead of in future plans,
2 doing a block by block analysis, taking it to
3 another level below that, so that it's more
4 descriptive on a little bit more detailed
5 level, is that pretty much --

6 MR. SCHNEIDER: I think that's what,
7 I think that's what the state statute asks
8 for.

9 MR. HASTINGS: Okay.

10 MS. SAWYER: Okay, well, I, I just, I
11 think the state statute makes a point to
12 differentiate where they ask for that
13 reasonable distribution in this blighting
14 statute, as opposed to what's ask for in the
15 conservation statute.

16 MR. HASTINGS: So I think what we'll
17 do is, as we move forward, we'll do, we'll do
18 a little bit better job of looking on a more
19 detailed level, beyond just the block base
20 and maybe put it outside by a side --

21 MS. SAWYER: Okay. I mean -- well,
22 it doesn't matter I guess, unless you have a,
23 I mean, we've got, we've got the majority of
24 the blocks that are there, again, I mean,

1 we've got some sample pictures and I was made
2 aware of your concern, but not until late
3 yesterday.

4 MR. SCHNEIDER: Well, I didn't,
5 I didn't look at it until late yesterday,
6 but --

7 MS. SAWYER: No, I'm not, I'm not
8 criticizing, I'm just saying I would have
9 been more prepared had I known --

10 MR. SCHNEIDER: I think it's
11 something that's important, that if I go back
12 and there's issues with commission members
13 of the Cook County that are saying, are these
14 districts really qualified, and you know,
15 it's that I think all of our bodies are being
16 asked this and I think it's important to have
17 in there to prove and show up, even if it's a
18 conservation area, how intense are these
19 items within the area. Because if you just
20 have one building that has deterioration,
21 you know, that conservation thing can be done
22 by the Housing Department, by going in and
23 fixing up --

24 MS. SAWYER: You don't get a clear

1 picture.

2 MR. SCHNEIDER: You don't get a clear
3 picture, right. So I would ask that that
4 definitely be included in future ones. And I
5 think for, for Mr. Sawyer's benefit, when he
6 does the CDC, I think those numbers need to
7 be in there because I think the questions are
8 being asked, and there are litigations out
9 there for, for --

10 MR. SAWYER: Again, Ernest Sawyer,
11 Principal of ERS, certainly that, that is
12 collected as you know, John.

13 MR. SCHNEIDER: I know, I know.

14 MR. SAWYER: We collected house by
15 house and, and by block by block.

16 MR. SCHNEIDER: It just needs to be
17 in here then.

18 MR. SAWYER: We can certainly put it
19 in there in future ones we're doing. It's,
20 like I say, just a matter of compiling it
21 that way.

22 MR. SCHNEIDER: It just makes it
23 easier for the rest of us to go back to our
24 case and -- well they gave up \$38 million and

1 this is why, you know, and makes it simple.

2 MR. SAWYER: Yeah, we can certainly
3 do that part, it's no problem, on future
4 ones. If we haven't got it he's got it
5 right there. She's got it, too.

6 MR. SCHNEIDER: I know, I know and
7 she's the -- of having it in a report so
8 that, you know, when we're all gone and
9 someone looks at this, that they're, that
10 that record is there.

11 MS. MCGUIRE: Are you saying --
12 parcel that we need this by parcel, because
13 right now they do call out, you know -- Lot
14 24 show --

15 MR. SCHNEIDER: You can have, if a
16 block consists of 50 buildings, and one
17 building is deteriorating, that does not
18 make a finding that, you know, deterioration
19 is present to make an area observation. I
20 mean, Susan and, and I over the years have
21 had long discussions about this. It's
22 something that's been in reports.

23 MR. SAWYER: Yeah, John, because we,
24 you know we --

1 MR. SCHNEIDER: You've got the data,
2 so --

3 MR. SAWYER: We collected, we
4 collected parcel by parcel, pen by pen.

5 MS. SAWYER: And I guess my
6 clarification, and this is something I spoke
7 with Susan about this morning, what, at what
8 percentage, because the statute doesn't
9 define the --

10 MR. SCHNEIDER: Susan and I discussed
11 it for quite a while --

12 MS. SAWYER: Let me finish my point.
13 My point is is that at what point, for, for
14 the blighting statute it's been defined, it
15 says if it's not 50, more than 50 percent of,
16 of the tax parcels in the tax block then it's
17 not blighted. That detail is not given in,
18 clarified, in the conservation area. So I'm,
19 I guess where my point is, the percentages
20 are there, but at what point do we say is 20
21 percent enough to make it a conservation
22 area, does it have to get to the 40 percent,
23 or is 10 percent enough? Because if we say
24 that we've got 10, 10 streets in a tax block,

1 are we saying that, if we say four of them
2 are, are deteriorating, is that enough? I
3 mean, where do we draw the line and --

4 MR. SCHNEIDER: That's an issue
5 between you and the corporation counsel,
6 which we went through for 20 years, so, it's
7 a discussion that's been ongoing, it's, Mr.
8 Sawyer --

9 MS. SAWYER: I'm just saying --

10 MR. SCHNEIDER: -- knows well, you
11 know, on dilapidation, if you have ten
12 buildings that are dilapidated out of 30,
13 that has a much, major impact on neighborhood
14 than having deterioration of a sagging porch
15 in one block --

16 MS. SAWYER: Actually 10 out of 30 is
17 only, is only a third, that's not quite
18 major.

19 MR. SCHNEIDER: I mean, that's,
20 that's between you and them.

21 MS. MCGUIRE: In the future though, I
22 think, I mean, obviously we know some of this
23 is subjective, especially for conservation
24 areas, there is no hard, fast number. In the

1 future we will try and put in more detail
2 about the, a little more parcel by parcel as
3 opposed to block by block, you know,
4 especially for conservation areas, to give
5 maybe a more clear picture of the eligibility
6 factors present, and you know, we'll look at
7 that for future plans.

8 MR. SAWYER: Exactly, right. So --

9 MS. SAWYER: Okay. I don't know
10 where to go from here. Any other questions?
11 Any other questions?

12 MS. ANTHONY: Okay. Thank you.

13 MR. SAWYER: I guess the bottom line
14 is you're finding that it does qualify.

15 MS. SAWYER: We, we believe that it
16 does qualify. This is, like I said, this is
17 an area where you, you can't ride down the
18 street without seeing some deterioration.
19 And you can't, you can't, the
20 infrastructure's old, needs to be replaced
21 and updated, or at least scoped. I mean,
22 there's, this is an area where it's not, in
23 my personal opinion, I believe that this is
24 an area that the TIF statute was indeed

1 created for.

2 I believe that without some
3 infusion in this area, this area will
4 continue to decline, especially with the
5 economy the way it is, joblessness is only
6 increasing, and it's increasing on a daily
7 basis, especially along main street as
8 everybody likes to say. This area is main
9 street.

10 It's, it's a wonderful, you've got an
11 area where there are people that care about
12 their homes here, and you can tell that too
13 by walking along those streets. And that's
14 something we've done over the past year.
15 We've been in the neighborhood, we've been
16 walking along the streets, we've seen the
17 congestion, we've seen the work that needs to
18 be done there, but we've also seen the fact
19 that the people that are there, while they
20 might want to, can't afford to do it.

21 MR. SCHNEIDER: I agree with you.

22 MS. SAWYER: And we've also got --
23 schools --

24 MR. SCHNEIDER: I know the area well,

1 I know the representatives of the area have
2 walked those streets, I've talked to people
3 about doing a soccer facility there. I agree
4 with you whole heartedly, the area
5 qualifies. I think it's a matter of the
6 process, and making, making sure that that
7 process for all of us is there. I've worked
8 with all the folks out there, I know the
9 contamination that exists on the site that is
10 going to be the park facility, I know the
11 efforts by the community to do those things.

12 I, you know, the question was not
13 raised in questioning this particular thing,
14 but it was more of one across the board, in
15 terms of just making sure that if someone
16 comes back and says why and how, that we have
17 that data there.

18 MS. SAWYER: Understand your point.
19 Thank you.

20 MS. ANTHONY: I have one quick
21 question. I noticed that the Cook County
22 Complex is in the TIF, are there any plans
23 for that?

24 MS. SAWYER: What Cook County

1 Complex?

2 MS. ANTHONY: The, isn't that -- so
3 what's that on there again?

4 MS. SAWYER: This right now is a
5 commercial area.

6 MS. ANTHONY: Okay.

7 MS. SAWYER: I'm trying to --

8 MR. MAULDIN: It's industrial.

9 MR. SCHNEIDER: The City of
10 Chicago --

11 MS. SAWYER: No, it's commercial
12 right now. We're talking about existing.
13 And it's some, I'm not sure what business it
14 is right now --

15 MS. ANTHONY: Okay.

16 MS. MAULDIN: And the parking -- is
17 down there, it's kind of mislabeled, that's
18 the -- it's like the distribution site down
19 there.

20 MS. ANTHONY: Okay, so Cook County's
21 actually right adjacent to --

22 MR. SAWYER: Cook County's in the
23 white, yeah.

24 MS. ANTHONY: Okay, all right. Thank

1 you. One more time, are there any additional
2 questions from the members of the Joint
3 Review Board? Okay, if there are no further
4 questions I will entertain a motion that this
5 Joint Review Board finds that the proposed
6 Little Village East Tax Increment Financing
7 Redevelopment Project Area satisfies the
8 redevelopment plan requirements under the
9 TIF Act, the eligibility criteria defined in
10 Section 11-74, 4 through 3 of the TIF Act and
11 the objectives of the TIF Act, and that based
12 on such findings, approve such proposed plan
13 under the TIF Act. Is there a motion?

14 MS. MAREK: So moved.

15 MS. ANTHONY: Is there a second for
16 the motion?

17 MS. WOOD: Second.

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

21 (Chorus of ayes.)

22 MS. ANTHONY: All opposed please
23 vote by saying no. Let the record reflect
24 the Joint Review Board's approval of the

1 proposed Little Village East Tax Increment
2 Financing Redevelopment Project Area
3 under the TIF Act. This meeting is
4 adjourned.

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(Whereupon, the meeting
7 adjourned at 10:50 a.m.)

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

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

Carol Robertson

CAROL ROBERTSON

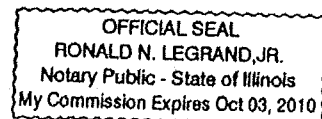
SUBSCRIBED AND SWORN TO

BEFORE ME THIS 13th DAY OF

DECEMBER, A.D. 2008

[Signature]

NOTARY PUBLIC



**Little Village East Redevelopment Project Area
2009 Annual Report**

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

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

**Little Village East Redevelopment Project Area
2009 Annual Report**

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

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

Little Village East Redevelopment Project Area 2009 Annual Report

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

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

Little Village East Redevelopment Project Area 2009 Annual Report

(11) GENERAL DESCRIPTION AND MAP

The Little Village East Redevelopment Project Area is irregularly shaped and is generally bounded on the north by 25th St., on the east by Rockwell Ave., by Spaulding on the west and by the C & I Railroad on the south. 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.

