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**1999 Annual Report**  
**89<sup>th</sup> & State**  
**Redevelopment Project Area**



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

***JUNE 30, 2000***

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June 30, 2000

Mr. Christopher R. Hill  
Commissioner  
Department of Planning and Development  
121 N. LaSalle St.  
Chicago, Illinois 60602

Commissioner Hill:

Enclosed is the annual report for the 89<sup>th</sup> & State Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 5(d) of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended. The contents are based on information provided to us by the Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

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

Very truly yours,

*Ernst & Young LLP*

Ernst & Young LLP

**89<sup>th</sup> & State Redevelopment Project Area  
1999 Annual Report**

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**TABLE OF CONTENTS**

**ANNUAL REPORT - 89<sup>th</sup> & STATE REDEVELOPMENT PROJECT AREA IN COMPLIANCE WITH  
SECTION (d) OF 65 ILCS 5/11-74.4-5.**

	<b>PAGE</b>
LETTER TO THE STATE COMPTROLLER .....	1
1) DATE OF DESIGNATION OR TERMINATION .....	2
2) AUDITED FINANCIALS .....	3
3) MAYOR'S CERTIFICATION .....	4
4) OPINION FROM LEGAL COUNSEL .....	5
5) ANALYSIS OF EACH TIF FUND .....	6
6) DESCRIPTION OF PROPERTY .....	7
7) STATEMENT OF ACTIVITIES .....	8
8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE MUNICIPALITY .....	12
9) ANALYSIS OF DEBT SERVICE .....	13
10) CERTIFIED AUDIT REPORT .....	14
11) GENERAL DESCRIPTION .....	154



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
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June 30, 2000

Mr. Daniel W. Hynes  
Comptroller  
State of Illinois  
Office of the Comptroller  
201 Capitol  
Springfield, IL 62706

Comptroller Hynes:

We have compiled the attached information for the 89<sup>th</sup> & State  
Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-  
74.4-5(d).

Very Truly Yours,

Christopher R. Hill  
Commissioner  
Department of Planning and Development

NEIGHBORHOODS



**89<sup>th</sup> & State Redevelopment Project Area  
1999 Annual Report**

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

The Project Area was designated on April 1, 1998. The Project Area may be terminated no later than April 1, 2021.

**89<sup>th</sup> & State Redevelopment Project Area  
1999 Annual Report**

---

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

During 1999, 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.

**89<sup>th</sup> & State Redevelopment Project Area  
1999 Annual Report**

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

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

CERTIFICATION

TO:

Daniel W. Hynes  
Comptroller  
State of Illinois  
201 Capitol  
Springfield, Illinois 62706

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

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

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

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

David Doig, General Superintendent & CEO  
Chicago Park District  
425 East McFetridge Drive, 2d Fl. East  
Chicago, Illinois 60605

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

Andy Justo, Accounting Manager  
Metropolitan Water Reclamation District of  
Greater Chicago  
100 East Erie Street, Room 2429  
Chicago, Illinois 60611

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

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 89th/State Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:



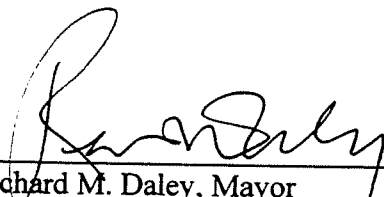
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 1999, 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, 2000.



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Richard M. Daley, Mayor  
City of Chicago, Illinois

**89<sup>th</sup> & State Redevelopment Project Area  
1999 Annual Report**

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



City of Chicago  
Richard M. Daley, Mayor

Department of Law

Mara S. Georges  
Corporation Counsel

City Hall, Room 600  
121 North LaSalle Street  
Chicago, Illinois 60602  
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June 30, 2000

Daniel W. Hynes  
Comptroller  
State of Illinois  
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Springfield, Illinois 62706

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

David Doig, General Superintendent &  
CEO  
Chicago Park District  
425 East McFetridge Drive, 2d Fl. East  
Chicago, Illinois 60605

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

Andy Justo, Accounting Manager  
Metropolitan Water Reclamation  
District of Greater Chicago  
100 East Erie Street, Room 2429  
Chicago, Illinois 60611

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

Re: 89th/State  
Redevelopment Project Area (the "Redevelopment Project Area")

Dear Addressees:

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

Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings

NEIGHBORHOODS



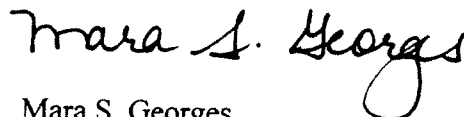
affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment 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:

**89<sup>th</sup> & State Redevelopment Project Area  
1999 Annual Report**

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**(5) ANALYSIS OF TIF FUND - 65 ILCS 5/11-74.4-5(d)(5)**

During 1999, there was no financial activity.

**89<sup>th</sup> & State Redevelopment Project Area  
1999 Annual Report**

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

During 1999, the City did not purchase any property in the Project Area.

**89<sup>th</sup> & State Redevelopment Project Area  
1999 Annual Report**

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

- (a)** Projects implemented in the preceding fiscal year. Table 7(a)
- (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 a TIF area. Table 7(c)
- (d)** Additional information on the use of all TIF Funds received in a TIF area and steps taken by the City to achieve objectives of the plan.
- (e)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving payments financed by TIF revenues produced by the TIF area. Table 7(e)
- (f)** Joint Review Board Reports submitted to the City.
- (g)** Project-by-project review of public and private investment undertaken to date after the new TIF Act and expected to be undertaken in the following year, and ratio of private investment to public investment to the date of the report and as estimated to the completion of the redevelopment project. Table 7(g)



**89<sup>th</sup> & State Redevelopment Project Area  
1999 Annual Report**

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**(7)(a) - 65 ILCS 5/11-74.4-5(d)(7)(a)**

During 1999, no projects were implemented.

**(7)(b) - 65 ILCS 5/11-74.4(d)(7)(b)**

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

**(7)(c) - 65 ILCS 5/11-74.4(d)(7)(c)**

During 1999, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

**89<sup>th</sup> & State Redevelopment Project Area  
1999 Annual Report**

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

The district has not yet received any increment.

**(7)(e) - 65 ILCS 5/11-74.4(d)(7)(e)**

During 1999, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

**(7)(f) - 65 ILCS 5/11-74.4(d)(7)(f)**

During 1999, no reports were submitted to the City by the Joint Review Board.

**89<sup>th</sup> & State Redevelopment Project Area  
1999 Annual Report**

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

**TABLE 7(g)  
PROJECT BY PROJECT REVIEW OF PUBLIC AND PRIVATE INVESTMENT  
AND RATIO OF PRIVATE TO PUBLIC INVESTMENT \***

Projects Undertaken in This Redevelopment Project Area	Private Investment Undertaken		Public Investment Undertaken		Ratio Of Private/Public Investment	
	11/1/99 to date	estimated to complete project	11/1/99 to date	estimated to complete project	11/1/99 to end of reporting FY	estimated to complete project
Project 1:	n/a**	n/a**	n/a**	n/a**	n/a**	n/a**
Total:	n/a**	n/a**	n/a**	n/a**	n/a**	n/a**
Projects Estimated To Be Undertaken During 2000	Private Investment Undertaken		Public Investment Undertaken		Ratio Of Private/Public Investment	
Project 1: Chatham Club, L.L.C.	\$30,037,500		\$3,600,000		8.344	
Total:	\$30,037,500		\$3,600,000		8.344	

\* Each Public Investment amount reported below is the maximum public investment amount that could be made under the provisions of the corresponding Project/Redevelopment Agreement and may not necessarily reflect actual expenditures, if any, as reported under Sections 2 or 5 herein. (The total public investment ultimately made under the Project/Redevelopment Agreement will depend upon the future occurrence of various conditions set forth in that agreement.)

\*\* During 1999, no public investment was undertaken in the Project Area.

**89<sup>th</sup> & State Redevelopment Project Area  
1999 Annual Report**

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

During 1999, there were no obligations issued for this Project Area.

**89<sup>th</sup> & State Redevelopment Project Area  
1999 Annual Report**

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

During 1999, there were no obligations issued for the Project Area.

**89<sup>th</sup> & State Redevelopment Project Area  
1999 Annual Report**

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

During 1999, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was provided for this section.

# 89<sup>th</sup> & State Redevelopment Project Area 1999 Annual Report

## (11) GENERAL DESCRIPTION

The Project Area is generally bounded by 89<sup>th</sup> Street on the north, Indiana Avenue on the east, the Chicago Rock Island & Pacific Railroad right-of-way on the south, and State Street (and the Dan Ryan Expressway, Interstate 90/94) on the west. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

