

**CITY OF CHICAGO**  
**Community Development Commission**  
**Department of Planning and Development**  
**September 10, 2002**

**SUMMARY SHEET**

**Cardinal Limited Partnership**  
**47<sup>th</sup> / Ashland Tax Increment Financing Redevelopment Project Area**

**Actions requested:**

- 1.) Grant authority to publish a notice of the intention of the City to negotiate a Redevelopment Agreement with Cardinal Limited Partnership ("Cardinal"), and/or an entity to be formed, for the use of incremental tax revenues and/or tax increment financing bond proceeds for the redevelopment of property located at 5233 through 5257 S. Ashland Avenue (the "Property"), located within the boundaries of the 47<sup>th</sup> / Ashland Redevelopment Project Area (the "Area"); and
- 2.) Authorize DPD to advertise the City of Chicago's intention to enter into a negotiated sale with Cardinal for three (3) City-owned tax parcels, subject to survey, located within the Area; and
- 3.) Authorize DPD to request alternative proposals for the sale of City-owned land at 5233, 5237 and 5239 S. Ashland, and the redevelopment of the Property, located within the boundaries of the Area; and
- 4.) Conditionally recommend to the City Council of the City of Chicago (the "City") the designation of Cardinal as the Developer of the Property within the Area, if no responsive alternative proposals are received.

**Proposed Developer:**

Cardinal is a privately held company, the general partner of Cardinal is Glazier Corporation (1%, which is 100% owned by Babette Glazier), and the limited partners are Daniel Abdo, (20%) and Joshua Glazier (79%).

**Developer Background:**

Cardinal, the proposed developer, over the past decade has developed many similar retail projects in other Chicago and suburban underdeveloped communities. The Chicago projects include 6301 W. Cermak (8,750 square foot spec-retail project, completed in 2001), 6230 S. Ashland (8,750 square foot spec-retail project, completed in 2000) and 79<sup>th</sup> and Damen (7,400 square foot spec-retail project, completed in 1999). Suburban projects include Cermak and Ridgeland, in Berwyn, IL. and 183<sup>rd</sup> and Dixie Highway, in Homewood, IL.

**Proposed Property:** The Property involves properties at 5233 through 5257 S. Ashland Avenue, is located within the 16<sup>th</sup> ward, and is generally bounded by: 41<sup>st</sup> Street on the north, Racine Avenue on the east, the alley south of 51<sup>st</sup> Street on the south, and Leavitt Avenue and the B. & O./ Pennsylvania Central Railroad right-of-way on the west. The Property is located within the boundaries of the 47<sup>th</sup> / Ashland Redevelopment Area, designated by City Council as a TIF district on March 27, 2002.

Cardinal currently owns a contiguous 22,000 square foot site (8 tax parcels) and intends to purchase the remaining 3 tax parcels (8,325 square feet) from the City. The combining of these parcels would constitute the development site.

**Proposed Development Team:**

Cardinal Limited Partnership, the Developer  
Vari Architects  
BankOne will provide lender financing

**Proposed Project:**

Cardinal, the Developer, plans to construct an approximately 12,800 square foot spec-retail building, with adjacent parking (the "Project") on a site made up of 11 tax parcels which consists of approximately 30,325 square feet (.76 acres). The Project site had been vacant and deteriorating for several years. The building design will be of a retail nature, and has been upgraded from the standard retail prototype by the incorporation of decorative accents and aesthetically pleasing security fixtures. The masonry construction will include earth-toned brick work with stone accents.

**Proposed Construction Schedule:**

Once the City Council approved redevelopment agreement is executed and building permits are obtained, construction is estimated to begin in March, 2003 and be completed by December, 2003.

**Proposed Financial Assistance:**

The City, through the Department of Planning and Development (DPD), is planning to reimburse the Developer for TIF-eligible expenses for the lesser of \$311,107, or 19% of the total estimated Project cost of \$1,637,410. The City's financial commitment will be in the form of a TIF Developer Note and it will be issued when the Project is completed and the Note is payable exclusively from incremental taxes generated by the Project PINs.

Building a retail establishment on this site requires extra-ordinary site preparation and environmental remediation and without TIF assistance, the economic feasibility of the Project at this location would not be justified.

**Appraised Value:**

As a requirement to proceed with the Project, the City also proposes to convey three (3) City-owned tax parcels, containing approximately

8,325 square feet, to Cardinal. The appraised value of these parcels is \$66,500, as evidenced by a City ordered appraisal dated February, 2002.

**Sales Price:** Cardinal will pay the City the appraised value of the parcels or \$66,500.

**Zoning:** The Property is zoned C1-2, Restricted Commercial District. No zoning amendment will be required, however, the Project has been reviewed by DPD's Zoning division and it conforms with the permitted uses under the existing zoning and the landscape ordinance.

**Ward / Alderman:** The Project is situated in the 16<sup>th</sup> ward and alderman of the ward is Shirley A. Coleman.

**Public Benefits:** The project will benefit the public in several ways:

- The remediation and redevelopment of vacant site.
- Approximately 30 full / part-time permanent jobs to be created.
- Approximately 35 temporary construction jobs will be generated.
- The Project will address the lack of quality retail in the area.
- The Project will aesthetically improve 53<sup>rd</sup> and Ashland intersection.
- The Developer will work with MOWD to develop a job-training program that will link new retail tenants with community residents.
- The Developer will set aside 2,400 sq. ft. of rental space for a community-based business or organization, at a discount of 17% of normal leasing rates for a period of 60-days after occupancy of the first retail tenant

**MBE/WBE and Other  
City Requirements:**

The Developer has signed all of the compliance affidavits, and has notified key contractors associations about the Project by certified mail, evidence of which is attached to the staff report. The Developer is committed to meeting all City requirements, which will be delineated in the Redevelopment Agreement, including the Department's requirement for MBE/WBE participation of 25% and 5%, City Residency and prevailing wage. The City will not make any payments to the Developer unless and until all those requirements are fulfilled.

**Conformance with  
the Plan:**

The proposed development is in conformance with the land use goals and objectives of the 47<sup>th</sup> / Ashland Tax Increment Financing Redevelopment Project Area.

**Community Outreach:**

16<sup>th</sup> ward Alderman Shirley A. Coleman supports the Project. A community meeting was held on August 10, 2002 to discuss the Project and there was no opposition.

**CITY OF CHICAGO**  
**Community Development Commission**  
**Department of Planning and Development**

**STAFF REPORT**  
**September 10, 2002**

**Cardinal Limited Partnership**  
**47<sup>th</sup> / Ashland Tax Increment Financing**  
**Redevelopment Project Area**

---

**MR. CHAIRMAN AND MEMBERS OF THE COMMISSION:**

The resolution before the Commission requests the following actions:

- 1.) Grant authority to publish a notice of the intention of the City to negotiate a Redevelopment Agreement with Cardinal Limited Partnership ("Cardinal"), and/or an entity to be formed, for the use of incremental tax revenues and/or tax increment financing bond proceeds for the redevelopment of property located at 5233 through 5257 S. Ashland Avenue (the "Property"), located within the boundaries of the 47<sup>th</sup> / Ashland Redevelopment Project Area (the "Area") and:
- 2.) Authorize DPD to advertise the City of Chicago's intention to enter into a negotiated sale with Cardinal for three (3) City-owned tax parcels, subject to survey, located within the Area; and
- 3.) Authorize DPD to request alternative proposals for the sale of City-owned land at 5233, 5237 and 5239 S. Ashland, and the redevelopment of the Property, located within the boundaries of the Area and:
- 4.) Conditionally recommend to the City Council of the City of Chicago (the "City") the designation of Cardinal as the Developer of the Property within the Area, if no responsive alternative proposals are received.

**Proposed Developer:**

Cardinal is a privately held company, the general partner of Cardinal is Glazier Corporation (1%, which is 100% owned by Babette Glazier), and the limited partners are Daniel Abdo, (20%) and Joshua Glazier (79%).

**Developer Background:**

Cardinal, the proposed developer, over the past decade has developed many similar retail projects in other Chicago and suburban underdeveloped communities. The Chicago projects include 6301 W. Cermak (8,750 square foot spec-retail project, completed in 2001), 6230 S. Ashland (8,750 square foot spec-retail project, completed in 2000) and 79<sup>th</sup> and Damen (7,400 square foot spec-retail project, completed in 1999). Suburban projects include Cermak and Ridgeland, in Berwyn, IL. and 183<sup>rd</sup> and Dixie Highway, in Homewood, IL.

**Proposed Property:**

The Property involves properties at 5233 through 5257 S. Ashland Avenue, is located within the 16<sup>th</sup> ward, and is generally bounded by: 41<sup>st</sup> Street on the north, Racine Avenue on the east, the alley south of 51<sup>st</sup> Street on the south, and Leavitt Avenue and the B. & O./ Pennsylvania Central Railroad right-of-way on the west. The Property is located within the boundaries of the 47<sup>th</sup> / Ashland Redevelopment Area, designated by City Council as a TIF district on March 27, 2002.

Cardinal currently owns a contiguous 22,000 square foot site (8 tax parcels) and intends to purchase the remaining 3 tax parcels (8,325 square feet) from the City. The combining of these parcels would constitute the development site.

**Proposed Development****Team:**

Cardinal Limited Partnership, the Developer

Vari Architects

BankOne will provide lender financing

**Proposed Project:**

Cardinal, the Developer, plans to construct an approximately 12,800 square foot spec-retail building, with adjacent parking (the "Project") on a site made up of 11 tax parcels which consists of approximately 30,325 square feet (.76 acres). The Project site had been vacant and deteriorating for several years. The building design will be of a retail nature, and has been upgraded from the standard retail prototype by the incorporation of decorative accents and aesthetically pleasing security fixtures. The masonry construction will include earth-toned brick work with stone accents.

Cardinal plans to lease the project to a variety of commercial and service-oriented tenants. Possible tenants include a small grocery store, food-service retailers, health-care providers and hardware and clothing store operators. The Project will be divided into 6 to 9 lease able units, depending on the requirements of prospective tenants. As one of the public benefits the Project will offer the community, the Developer will set aside 2,400 sq. ft. of rental space for a community-based business or organization, at a discount of 17% of normal leasing rates for a period of 60-days after occupancy of the first retail tenant. The Project will provide a useful retail resource for this under served community, and remove a dangerous and environmentally contaminated eyesore. The Project will assist in the revitalization of S. Ashland Avenue, and will generate additional sales and real estate tax revenues.

**Proposed Construction Schedule:**

Once the City Council approved redevelopment agreement is executed and building permits are obtained, construction is estimated to begin in March, 2003 and be completed by December, 2003.

**Proposed Financial Assistance:**

T

The City, through the Department of Planning and Development (DPD), is planning to reimburse the Developer for TIF-eligible expenses for the lesser of \$311,107, or 19% of the total estimated Project cost of \$1,637,410. The City's financial commitment will be in the form of a TIF Developer Note and it will be issued when the Project is completed and the Note is payable exclusively from incremental taxes generated by the Project PINs.

Building a retail establishment on this site requires extra-ordinary site preparation and environmental remediation and without TIF assistance, the economic feasibility of the Project at this location would not be justified (please refer to Attachment G: Term Sheet).

**Appraised Value:**

As a requirement to proceed with the Project, the City also proposes to convey three (3) City-owned tax parcels, containing approximately 8,325 square feet, to Cardinal. The appraised value of these parcels is \$66,500, as evidenced by a City ordered appraisal dated February, 2002.

**Sales Price:**

Cardinal will pay the City the appraised value of the parcels or \$66,500.

**Zoning:**

The Property is zoned C1-2, Restricted Commercial District. No zoning amendment will be required, however, the Project has been reviewed by DPD's Zoning division and it conforms with the permitted uses under the existing zoning and the landscape ordinance.

**Ward / Alderman:**

The Project is situated in the 16<sup>th</sup> ward and alderman of the ward is Shirley A. Coleman.

**Public Benefits:**

The project will benefit the public in several ways:

- The remediation and redevelopment of vacant site.
- Approximately 30 full / part-time permanent jobs to be created.
- Approximately 35 temporary construction jobs will be generated.
- The Project will address the lack of quality retail in the area.
- The Project will aesthetically improve 53<sup>rd</sup> and Ashland intersection.
- The Developer will work with MOWD to develop a job-training program that will link new retail tenants with community residents.
- The Developer will set aside 2,400 sq. ft. of rental space for a community-based business or organization, at a discount of 17% of normal leasing rates for a period of 60-days after occupancy of the first retail tenant

**MBE/WBE and Other City Requirements:**

The Developer has signed all of the compliance affidavits, and has notified key contractors associations about the Project by certified mail, evidence of which is attached to the staff report. The Developer is committed to meeting all City requirements, which will be delineated in the Redevelopment Agreement, including the Department's requirement for MBE/WBE participation of 25% and 5%, City Residency and prevailing wage. The City will not make any payments to the Developer unless and until all those requirements are fulfilled.

**Conformance with the Plan:**

The proposed development is in conformance with the land use goals and objectives of the 47<sup>th</sup> / Ashland Tax Increment Financing Redevelopment Project Area.

**Community Outreach:**

16<sup>th</sup> ward Alderman Shirley A. Coleman supports the Project. A community meeting was held on August 10, 2002 to discuss the Project and there was no opposition.

**Issues:**

DPD is aware of none.

**Recommendation:**

the Resolution before the Commission requested that the Community Development Commission authorize the following actions:

- 1.) Grant authority to publish a notice of the intention of the City to negotiate a Redevelopment Agreement with Cardinal Limited Partnership ("Cardinal"), and/or an entity to be formed, for the use of incremental tax revenues and/or tax increment financing bond proceeds for the redevelopment of property located at 5233 through 5257 S. Ashland Avenue (the "Property"), located within the boundaries of the 47<sup>th</sup> / Ashland Redevelopment Project Area (the "Area") and:
- 2.) Authorize DPD to advertise the City of Chicago's intention to enter into a negotiated sale with Cardinal for three (3) City-owned tax parcels, subject to survey, located within the Area; and
- 3.) Authorize DPD to request alternative proposals for the sale of City-owned land at 5233, 5237 and 5239 S. Ashland, and the redevelopment of the Property, located within the boundaries of the Area and:
- 4.) Conditionally recommend to the City Council of the City of Chicago (the "City") the designation of Cardinal as the Developer of the Property within the Area, if no responsive alternative proposals are received.

**Attachments:**

- a) **TIF Boundary Map**
- b) **Site plan**
- c) **List of disposition and private parcels**
- d) **Photos of disposition and private parcels**
- e) **Aldermanic letter of support**
- f) **Certified verification of Project notification to MBE / WBE Contractor Associations**
- g) **Term sheet**

**Attachment A**

**TIF Boundary Map**



**Boundary Map of TIF Area  
47th / Ashland Redevelopment Area  
City of Chicago, Illinois**

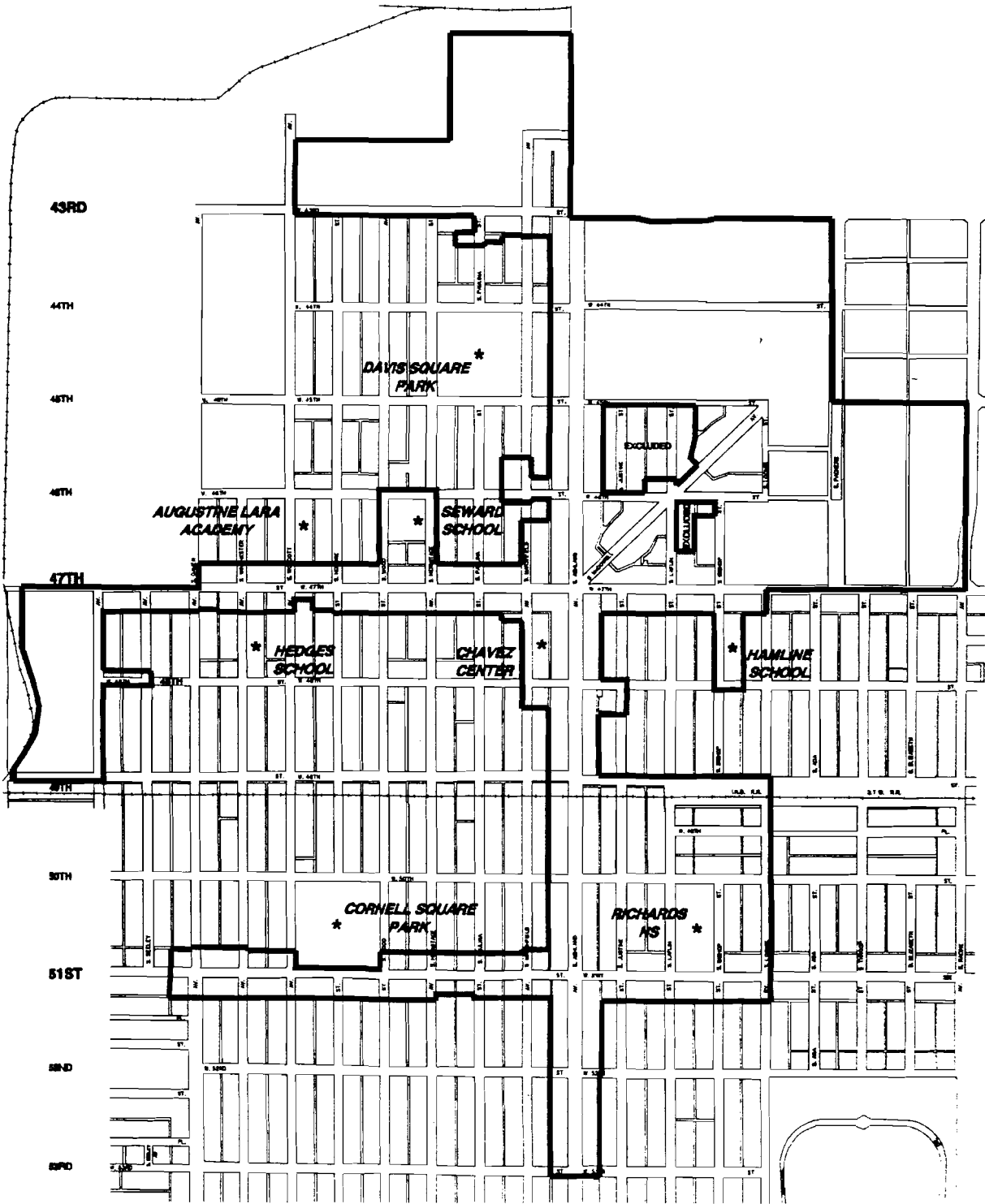
SEPTEMBER 5, 2001

**LEGEND**

Boundary of the 47th / Ashland  
Tax Incremental Redevelopment Project Area



**FGV** Urban Consulting



S. & C.T. R.R.

- MAYNE
- SEELEY
- DAMEN
- WICKREITER
- WOLCOTT
- HONORE
- WOOD
- HERITAGE
- PAULINA
- WAINFIELD
- ASHLAND
- JARTINE
- LAFIN
- BISHOP
- LOCANS
- ADA
- THROOP
- ELIZABETH
- RACINE

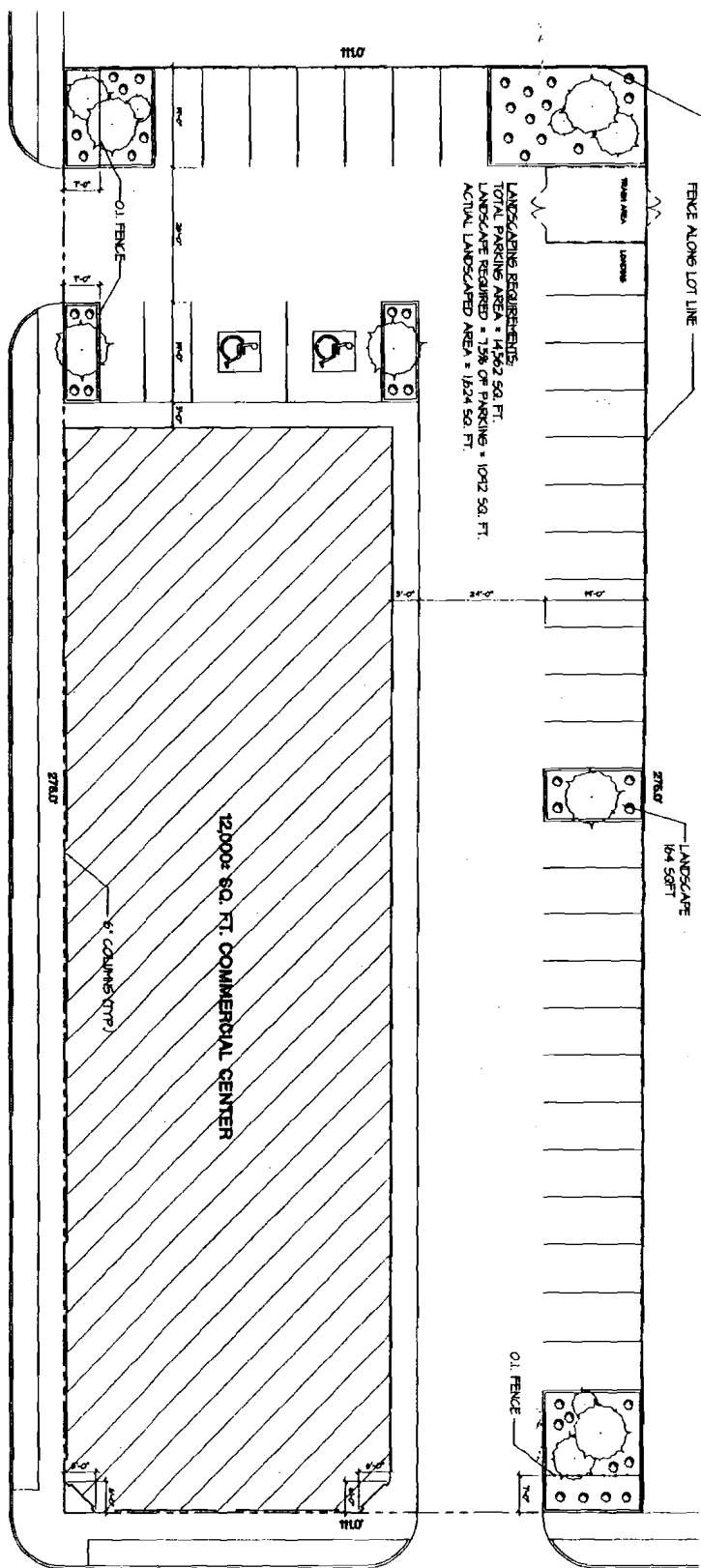
**Attachment B**

**Site Plan**

SITE PLAN



ASHLAND AVENUE



LANDSCAPING REQUIREMENTS:  
 TOTAL PARKING AREA = 14,562 SQ. FT.  
 LANDSCAPE REQUIRED = 7.5% OF PARKING = 1,092 SQ. FT.  
 ACTUAL LANDSCAPED AREA = 1,624 SQ. FT.

12,000± SQ. FT. COMMERCIAL CENTER

8' COLLARS (TYP)

LANDSCAPE  
164 SQ FT

BOARDS ON BOARD WOOD  
FENCE ALONG LOT LINE

01 FENCE

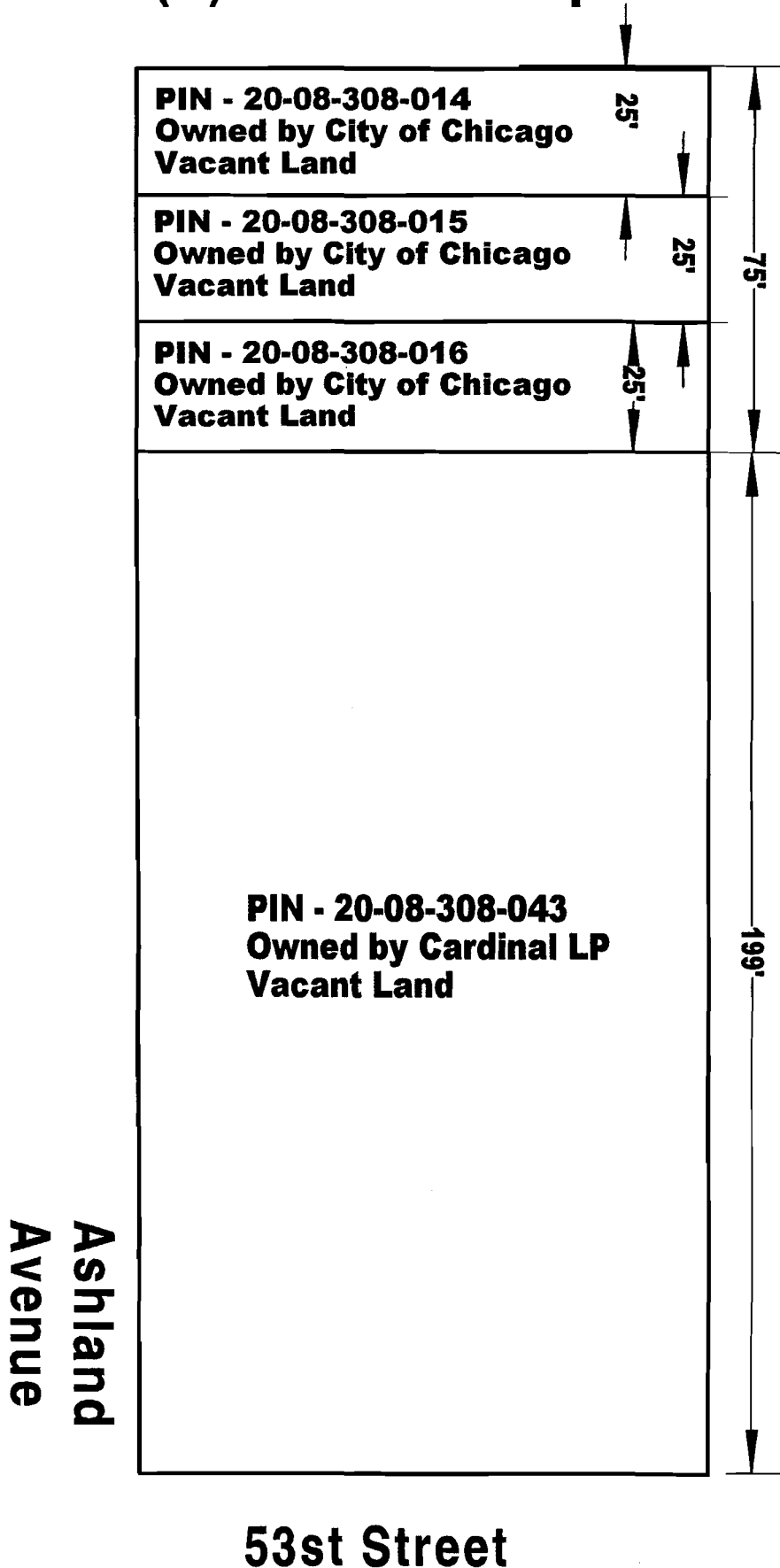
63RD STREET

NO.	DATE	DESCRIPTION
1	10/10/10	ISSUED FOR PERMITS
2	11/10/10	ISSUED FOR PERMITS
3	12/10/10	ISSUED FOR PERMITS
4	01/10/11	ISSUED FOR PERMITS
5	02/10/11	ISSUED FOR PERMITS
6	03/10/11	ISSUED FOR PERMITS
7	04/10/11	ISSUED FOR PERMITS
8	05/10/11	ISSUED FOR PERMITS
9	06/10/11	ISSUED FOR PERMITS
10	07/10/11	ISSUED FOR PERMITS
11	08/10/11	ISSUED FOR PERMITS
12	09/10/11	ISSUED FOR PERMITS
13	10/10/11	ISSUED FOR PERMITS
14	11/10/11	ISSUED FOR PERMITS
15	12/10/11	ISSUED FOR PERMITS
16	01/10/12	ISSUED FOR PERMITS
17	02/10/12	ISSUED FOR PERMITS
18	03/10/12	ISSUED FOR PERMITS
19	04/10/12	ISSUED FOR PERMITS
20	05/10/12	ISSUED FOR PERMITS
21	06/10/12	ISSUED FOR PERMITS
22	07/10/12	ISSUED FOR PERMITS
23	08/10/12	ISSUED FOR PERMITS
24	09/10/12	ISSUED FOR PERMITS
25	10/10/12	ISSUED FOR PERMITS
26	11/10/12	ISSUED FOR PERMITS
27	12/10/12	ISSUED FOR PERMITS
28	01/10/13	ISSUED FOR PERMITS
29	02/10/13	ISSUED FOR PERMITS
30	03/10/13	ISSUED FOR PERMITS
31	04/10/13	ISSUED FOR PERMITS
32	05/10/13	ISSUED FOR PERMITS
33	06/10/13	ISSUED FOR PERMITS
34	07/10/13	ISSUED FOR PERMITS
35	08/10/13	ISSUED FOR PERMITS
36	09/10/13	ISSUED FOR PERMITS
37	10/10/13	ISSUED FOR PERMITS
38	11/10/13	ISSUED FOR PERMITS
39	12/10/13	ISSUED FOR PERMITS
40	01/10/14	ISSUED FOR PERMITS
41	02/10/14	ISSUED FOR PERMITS
42	03/10/14	ISSUED FOR PERMITS
43	04/10/14	ISSUED FOR PERMITS
44	05/10/14	ISSUED FOR PERMITS
45	06/10/14	ISSUED FOR PERMITS
46	07/10/14	ISSUED FOR PERMITS
47	08/10/14	ISSUED FOR PERMITS
48	09/10/14	ISSUED FOR PERMITS
49	10/10/14	ISSUED FOR PERMITS
50	11/10/14	ISSUED FOR PERMITS
51	12/10/14	ISSUED FOR PERMITS
52	01/10/15	ISSUED FOR PERMITS
53	02/10/15	ISSUED FOR PERMITS
54	03/10/15	ISSUED FOR PERMITS
55	04/10/15	ISSUED FOR PERMITS
56	05/10/15	ISSUED FOR PERMITS
57	06/10/15	ISSUED FOR PERMITS
58	07/10/15	ISSUED FOR PERMITS
59	08/10/15	ISSUED FOR PERMITS
60	09/10/15	ISSUED FOR PERMITS
61	10/10/15	ISSUED FOR PERMITS
62	11/10/15	ISSUED FOR PERMITS
63	12/10/15	ISSUED FOR PERMITS
64	01/10/16	ISSUED FOR PERMITS
65	02/10/16	ISSUED FOR PERMITS
66	03/10/16	ISSUED FOR PERMITS
67	04/10/16	ISSUED FOR PERMITS
68	05/10/16	ISSUED FOR PERMITS
69	06/10/16	ISSUED FOR PERMITS
70	07/10/16	ISSUED FOR PERMITS
71	08/10/16	ISSUED FOR PERMITS
72	09/10/16	ISSUED FOR PERMITS
73	10/10/16	ISSUED FOR PERMITS
74	11/10/16	ISSUED FOR PERMITS
75	12/10/16	ISSUED FOR PERMITS
76	01/10/17	ISSUED FOR PERMITS
77	02/10/17	ISSUED FOR PERMITS
78	03/10/17	ISSUED FOR PERMITS
79	04/10/17	ISSUED FOR PERMITS
80	05/10/17	ISSUED FOR PERMITS
81	06/10/17	ISSUED FOR PERMITS
82	07/10/17	ISSUED FOR PERMITS
83	08/10/17	ISSUED FOR PERMITS
84	09/10/17	ISSUED FOR PERMITS
85	10/10/17	ISSUED FOR PERMITS
86	11/10/17	ISSUED FOR PERMITS
87	12/10/17	ISSUED FOR PERMITS
88	01/10/18	ISSUED FOR PERMITS
89	02/10/18	ISSUED FOR PERMITS
90	03/10/18	ISSUED FOR PERMITS
91	04/10/18	ISSUED FOR PERMITS
92	05/10/18	ISSUED FOR PERMITS
93	06/10/18	ISSUED FOR PERMITS
94	07/10/18	ISSUED FOR PERMITS
95	08/10/18	ISSUED FOR PERMITS
96	09/10/18	ISSUED FOR PERMITS
97	10/10/18	ISSUED FOR PERMITS
98	11/10/18	ISSUED FOR PERMITS
99	12/10/18	ISSUED FOR PERMITS
100	01/10/19	ISSUED FOR PERMITS

**Attachment C**

**List of Disposition Parcels**

# PIN(s) / Ownership / Status



**Attachment D**

**Photos of Disposition and Private parcels**



## City Owned Lots

20-08-308-014 (25' \* 111')

20-08-308-015 (25' \* 111')

20-08-308-016 (25' \* 111')

5200 Block of S. Ashland Ave.  
East Side of Street



## Owned Lots

20-08-308-043 (199' \* 111')

5257 S. Ashland Avenue  
NEC 53rd & Ashland Avenue



**Attachment E**

**Aldermanic Letter of Support**



**SHIRLEY A. COLEMAN**

**CITY COUNCIL  
CITY OF CHICAGO**

ALDERMAN, 16TH WARD  
1249 WEST 63RD STREET  
CHICAGO, ILLINOIS 60636  
TELEPHONE 773-918-1670  
FAX 773-918-1665  
Ward16@ci.chn.il.us

**COMMITTEE MEMBERSHIPS**

- BUDGET AND GOVERNMENT OPERATIONS
- COMMITTEES, RULES AND ETHICS
- DOMESTIC VIOLENCE SUB-COMMITTEE
- EDUCATION
- (VICE CHAIRMAN)
- ENERGY, ENVIRONMENTAL PROTECTION & PUBLIC UTILITIES
- FINANCE COMMITTEE
- HEALTH, AGING AND DISABILITY
- LICENSE AND CONSUMER PROTECTION

**COUNCIL CHAMBER**

CITY HALL, ROOM 300  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE: 312-744-3089  
FAX: 312-744-4852

August 28, 2002

TO: Alicia Mazur Berg, Commissioner  
Department of Planning

FROM: Shirley A. Coleman  
Alderman, 16<sup>th</sup> Ward

RE: 5233 S. Ashland  
5237 S. Ashland  
5239 S. Ashland

I support the negotiated sale and proposed use of the Tax Increment Financing Bond proceeds with Cardinal Limited Partnership for the redevelopment of the above-mentioned city owned properties, located within the 47<sup>th</sup> & Ashland Redevelopment Project Area.

If you have any questions please call me at (773) 918-1670.

SAC/dpt

**Attachment F**

**Certified verification of Project notification to MBE / WBE Contractor Associations**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS FOLD AT DOTTED LINE  
**CERTIFIED MAIL**



7000 0520 0013 4923 9784  
 7000 0520 0013 4923 9784

**U.S. Postal Service  
 CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

**MIGUEL D'ESCOTO**

Postage	\$ 37	Postmark Here
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Recipient's Name (Please Print Clearly) (To be completed by mailer)  
**HISPANIC AMGR. CONST. INDUSTRY**  
 Street, Apt. No., or PO Box No.  
**542 S DEARBORN #610**  
 City, State, ZIP+4  
**CHICAGO IL 60605**

PS Form 3800, February 2000 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**MIGUEL D'ESCOTO**  
**HISPANIC AMERICAN**  
**CONST. INDUSTRY ASSN**  
**542 S DEARBORN**  
**#610**  
**CHICAGO IL 60605**

2. Article Number  
 (Transfer from service label) **7000-0520-0013 4923 9784**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**X**  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

P.02

3129440963

Aug-28-02 12:48P GLAZIER CORPORATION

PLACE STICKER AT TOP OF ENVELOPE  
TO THE RIGHT OF RETURN ADDRESS  
(FOLD AT DOTTED LINE)

**CERTIFIED MAIL**



7000 0520 0013 4923 9777  
 7000 0520 0013 4923 9777

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only: No Insurance Coverage Provided)

**JOAN O'CHOA**

Postage	\$ 37	Postmark Here
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Recipient's Name (Please Print Clearly) (To be completed by mailer)  
**MEX AMER COEC**  
 Street, Apt. No.; or PO Box No.  
**122 S MICHIGAN 4449**  
 City, State, ZIP+4  
**CHICAGO IL 60603**

PS Form 3800, February 2000 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**JUAN O'CHOA**  
**MEXICAN AMERICAN**  
**CHAMBER OF COMMERCE**  
**122 S. MICHIGAN AV**  
**#1449**  
**CHICAGO, IL 60603**

2. Article Number  
 (Transfer from service label) **7000-0520 0013 4523 9777**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**X**  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**CERTIFIED MAIL**



7099 3400 0004 0836 5749  
 6425 9E9D 4000 0836 5749  
 6425 9E9D 4000 0836 5749

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

Article Sent To: PERRY NAKACHI

Postage	\$ 37	Postmark here
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 442</b>	

Name (Please Print Clearly; to be completed by mailer): \_\_\_\_\_

Street, Apt. No. or PO Box No. 4400 W TOUHY UNIT K  
 City, State, ZIP+4 SKOKIE, IL 60077

PS Form 3800, July 1999 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
PERRY NAKACHI  
ASSN. OF ASIAN CONST.  
ENTR. PRICES  
4400 W TOUHY AV  
UNIT K  
SKOKIE, IL 60077

2. Article Number  
 (Transfer from service label) 7099-3400 0004 0836 5749

PS Form 3811, August 2001

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

102585-01-M-2509

**CERTIFIED MAIL**



7099 3400 0004 0836 5770  
7099 3400 0004 0836 5770

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

Article Sent To: **BABETTE PAYTON**

Postage: \$ **37**

Certified Fee: **2.30**

Return Receipt Fee (Endorsement Required): **175**

Restricted Delivery Fee (Endorsement Required):

Total Postage & Fees: \$ **442**

Name (Please Print Clearly) (to be completed by mailer): **ILL. ASSN. MINOR. CTG**

Street, Apt. No. or PO Box No.: **1643 E. 71 ST**

City, State, ZIP+4: **CHICAGO IL 60649**

PS Form 3811, July 1999 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**BABETTE PAYTON**  
**ILLINOIS ASSN OF**  
**MINOR. CTG CONTRACTORS**  
**1643 E. 71ST ST**  
**CHICAGO IL 60649**

2. Article Number  
(Transfer from service label) **7099-3400-0004 0836 5770**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

**X**

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Certified Mail  Express Mail

Registered  Return Receipt for Merchandise

Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**CERTIFIED MAIL**



0085 9990 4000 0004 0000 0000 0000 0000  
 7099 3400 0004 0004 0000 0000 0000 0000

**U.S. Postal Service  
 CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only, No Insurance Coverage Provided)*

Article Sent To:  
**Hedy Ratner**

Postage	\$ 37	Postmark Here
Certified Fee	230	
Return Receipt Fee (Endorsement Required)	175	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 442</b>	

Name: Please Print Clearly (to be completed by mailer)  
**WOMEN BUSINESS DEVELOPMENT CTR**  
 Street, Apt. No., or PO Box No.  
**C S MICH**  
 City, State, ZIP+4  
**CHICAGO IL 60603**

PS Form 3811, August 2001 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**MS. HEDY RATNER  
 WOMEN BUSINESS  
 DEVELOPMENT CTR  
 C SOUTH MICHIGAN  
 SUITE 406  
 CHICAGO, IL 60603**

2. Article Number  
 (Transfer from service label) **7099-3400-0004-0004 5800**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra fee)  Yes



U.S. POSTAL SERVICE  
 CERTIFIED MAIL



7099 3400 0004 0836 5862  
 2995 9E9D 4000 0004 6602  
 7099 3400 0004 0836 5862  
 2995 9E9D 4000 0004 6602

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

Article Sent To:  
**BLACK CONTRACTORS UTD**

Postage \$ **37**  
 Certified Fee **230**  
 Return Receipt Fee (Endorsement Required) **175**  
 Restricted Delivery Fee (Endorsement Required)  
 Total Postage & Fees \$ **442**

Postmark Here

Name (Please Print Clearly) (to be completed by mailer)  
 Street, Apt. No., or PO Box No.  
**2810 E 76th** **60649**  
 City, State, ZIP+4

PS Form 3811, July 1998 See Reverse for postage

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**BLACK CONTRACTORS UTD**  
**2810 E. 76th ST**  
**STE 2B**  
**CHICAGO, IL 60649**

2. Article Number  
*(Transfer from service label)* **7099 3400 0004 0836 5862**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
**X**  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2509

**U.S. Postal Service  
CERTIFIED MAIL RECEIPT**

*(Domestic Mail Only: No Insurance Coverage Provided)*

EPRS RECD 4000 PM

Article Sent To: \_\_\_\_\_

Postage	\$ 37	Postmark Here
Certified Fee	230	
Return Receipt Fee (Endorsement Required)	125	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$4.42</b>	

Name (Please Print Clearly) to be completed by mailer:  
**AFRICAN AMER. CONTR. ASSN**  
 Street, Apt. No., or PO Box No.  
**2023 W CARROLL**  
 City, State, ZIP+4  
**CHICAGO IL 60614**

PS Form 3811, July 1999 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**AFRICAN AMERICAN  
 CONTRACTORS ASSN  
 2023 W CARROLL AV  
 SUITE 0207  
 CHICAGO, IL 60614**

2. Article Number (Copy from service label)  
**7099 3406 0004 0526 1893**

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly)	B. Date of Delivery
C. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL**



7000 0520 0013 4923 9791  
7000 0520 0013 4923 9791

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only: No Insurance Coverage Provided)

**JOAN CLAY**

Postage	\$ 32	Postmark Here
Certified Fee	2-30	
Return Receipt Fee (Endorsement Required)	1-75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Recipient's Name (Please Print Clearly) (To be completed by mailer)  
 Fed. of Women Cont.  
 Street, Apt. No.; or PO Box No.  
 117 N JEFFERSON ST #201  
 City, State, ZIP+4  
 CHICAGO IL 60661

PS Form 3800, February 2000 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 JOAN PIPPIN-CLAY  
 FEDERATION OF  
 WOMEN CONTRACTORS  
 117 N JEFFERSON  
 #201 CHICAGO IL 60661

2. Article Number  
 (Transfer from service label) 7000-0520-0013-4923-9791

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

## Attachment G

### TERM SHEET

"Cardinal Limited Partnership"

#### **Proposed Project:**

Cardinal, the Developer, plans to construct an approximately 12,800 square foot spec-retail building, with adjacent parking (the "Project"). The Project site had been vacant and deteriorating for several years. The building design will be of a retail nature, and has been upgraded from standard retail prototype by the incorporation of decorative accents, and aesthetically pleasing security fixtures. The masonry construction will include earth-toned brick work with stone accents.

Cardinal plans to lease the project to a variety of commercial and service-oriented tenants. Possible tenants include fast-food operations, a dentist office and a major video store. The Project will be divided into 6 to 9 lease able units, depending on the requirements of prospective tenants. As one of the public benefits the Project will offer the community, Cardinal plans to set aside a portion of the space for use by a community group, at a reduced, to-be-determined rent. The Project will provide a useful retail resource for this under served community, and remove a dangerous and environmentally contaminated eyesore. The Project will assist in the revitalization of S. Ashland Avenue, and will generate additional sales and real estate tax revenues.

#### **Proposed Assistance:**

##### TIF Assistance:

The City, through the Department of Planning and Development (DPD), is planning to reimburse the Developer for TIF-eligible expenses for the lesser of \$311,107, or 19% of the total estimated Project cost of \$1,637,410. The City's financial commitment will be in the form of a TIF Developer Note with an interest rate of 8%, will be issued when the Project is completed and is payable exclusively from incremental taxes generated by the Project PINs. Building a retail establishment on this site requires extra-ordinary site preparation and environmental remediation and without TIF assistance, the economic feasibility of the Project at this location would not be justified.

##### Negotiated Sale:

As a requirement to proceed with the Project, the City also proposes to convey three (3) City-owned tax parcels to Cardinal. The appraised value of these parcels is \$66,500, as evidenced by an appraisal dated February, 2002. Cardinal will pay to the City the appraised value of the parcels or \$66,500.

**Uses of Funds:**

<u>Uses</u>	<u>Cost</u>
Land Acquisition (City-owned property)	\$ 66,500
Land Acquisition (private acquired property)	\$ 184,510
Appraisal & Survey	\$ 7,900
Site Preparation (footings and foundations excavation)	\$ 25,000
Site Preparation (site excavation)	\$ 32,000
Site Preparation (underground utilities removal)	\$ 30,000
Environmental (soil testing, and remediation)	\$ 25,000
Environmental (engineered barrier in parking areas)	\$ 22,000
Hard Construction Costs	\$ 963,500
Site marketing and construction period taxes	\$ 60,000
Construction period interest	\$ 46,000
Developer fee, site supervision and general conditions	\$ 52,000
Other construction related soft costs	\$ 123,000
<b>Total Uses of Funds:</b>	<b>\$ 1,637,410</b>

**Sources of Funds:**

<u>Sources</u>	<u>Cost</u>
Developer Equity	\$ 537,410
Lender Financing	\$ 1,100,000
<b>Total Sources of Funds:</b>	<b>\$ 1,637,410</b>

**COMMUNITY DEVELOPMENT COMMISSION  
OF THE  
CITY OF CHICAGO**

**RESOLUTION  
02 -CDC-\_\_**

**AUTHORITY TO ADVERTISE THE CITY OF CHICAGO'S INTENTION TO ENTER INTO A NEGOTIATED SALE WITH CARDINAL LIMITED PARTNERSHIP (THE "DEVELOPER") FOR THE SALE OF CERTAIN CITY-OWNED PARCELS ("DISPOSITION PARCELS"), SUBJECT TO SURVEY, WITHIN THE 47<sup>TH</sup> / ASHLAND TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA (THE "TIF AREA");**

**AND**

**TO PUBLISH NOTICE OF THE INTENTION OF THE CITY OF CHICAGO TO PROVIDE TAX INCREMENT FINANCING ASSISTANCE AND NEGOTIATE A REDEVELOPMENT AGREEMENT WITH THE DEVELOPER, FOR THE SALE AND REDEVELOPMENT OF DISPOSITION PARCELS AND CERTAIN DEVELOPER OWNED PARCELS IDENTIFIED ON EXHIBIT 3 (COLLECTIVELY KNOWN AS THE "DEVELOPMENT SITE") LOCATED WITHIN THE TIF AREA;**

**AND**

**TO REQUEST ALTERNATIVE PROPOSALS;**

**AND**

**TO RECOMMEND TO THE CITY COUNCIL OF CHICAGO THE SALE OF THE DISPOSITION PARCELS, SUBJECT TO SURVEY, TO THE DEVELOPER IF NO RESPONSIVE ALTERNATE PROPOSALS ARE RECEIVED;**

**AND**

**TO RECOMMEND THE DESIGNATION OF CARDINAL LIMITED PARTNERSHIP, AS DEVELOPER, FOR THE REDEVELOPMENT OF THE DEVELOPMENT SITE IF NO RESPONSIVE ALTERNATE PROPOSALS ARE RECEIVED**

**WHEREAS**, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq. (the "Act")); and

**WHEREAS**, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Act; and

**WHEREAS**, the 47<sup>th</sup> / Ashland Tax Increment Financing Redevelopment Project Area (the "TIF Area") was approved by the City Council on March 27, 2002. The street boundaries of the Area are described on Exhibit 1 hereto; and

**WHEREAS**, the Developer has submitted a proposal to develop 12,800 square feet of new commercial space on the Development Site; and

**WHEREAS**, the City desires to convey, through a negotiated sale, the Disposition Parcels to the Developer, subject to survey, for a total of \$66,500; and

**WHEREAS**, the City desires further to provide tax increment financing assistance and negotiate a redevelopment agreement with the Developer, in connection with the sale of the Disposition Parcels and redevelopment of the Development Site; and

**WHEREAS**, the Developer proposes to develop 12,800 square feet of new commercial space on the Development Site; and

**WHEREAS**, pursuant to Section 5/11-74.4-4(c) of the Act, the City may not enter into any agreement regarding the disposition and redevelopment of land owned by the City within the Area without first making public disclosure of the terms of such agreement and all bids and proposals related thereto and providing reasonable opportunity for any person to submit an alternative proposal or bid; and

**WHEREAS**, the Department of Planning and Development ("DPD") requests the authority of the Commission to make the required disclosure by publishing notice substantially in the form set forth as Exhibit 4 hereto (the "Notice") in the Chicago Sun-Times or the Chicago Tribune, being newspapers of general circulation within the Area; and

**WHEREAS**, DPD requests that the Commission recommend to the City Council that the Developer be designated as developer for the Project and that DPD be authorized to negotiate, execute and deliver a redevelopment agreement with the Developer for the sale of the Disposition Parcels and redevelopment of the Development Site and to provide tax increment financing assistance for the Project, if no responsive alternative proposals are received by DPD within thirty days after publication of the Notice; and

**WHEREAS**, DPD has found that the sale of the Disposition Parcels to the Developer and the completion of the Project would further the goals of the TIF Redevelopment Plan by creating new commercial opportunities for community residents in the TIF Area; and

**WHEREAS**, if no responsive alternative bids are received, the sale of the Disposition Parcels to the Developer and designation of the Developer as the developer will be recommended to the City Council without further action by the Commission; now, therefore;

**BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:**

**Section 1.** The above recitals are incorporated herein and made a part hereof.

**Section 2.** The Commission hereby authorizes DPD to publish the Notice. CDC-1-02

- Section 3.** In the event that no other responsive offers to purchase the City-owned parcels identified on Exhibit 3 are received, DPD may request the City Council to approve the sale of such City-owned parcels, subject to survey, to the Developer without further action by this Commission for a total of \$66,500. Such sale is subject to the City providing tax increment financing assistance and entering into a redevelopment agreement with the Developer on terms agreeable to DPD and the Corporation Counsel and shall not be executed until a final project budget is approved and all sources and uses of funds are identified and duly authorized.
- Section 4.** The Commission hereby recommends to the City Council that the Cardinal Limited Partnership be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the developer for the Project and provide tax increment financing assistance, so long as no responsive alternative proposals are received by DPD within the time recited above.
- Section 5.** If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.
- Section 6.** All other resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 7.** This resolution shall be effective as of the date of its adoption.
- Section 8.** A certified copy of this resolution shall be transmitted to City Council.

**ADOPTED: \_\_\_\_\_, 2002**

Attachments: Exhibit 1: Street Boundary Description

Exhibit 2: Map of the Area

Exhibit 3: 3A - Site Plan and

3B - List of City-Owned Parcel PINS & Developer Owned Parcel PINS

Exhibit 4: Form of Notice requesting Alternative Proposals



## EXHIBIT 1

### Street Boundary Description of the 47<sup>th</sup> / Ashland Tax Increment Financing Redevelopment Project Area

The Area is bounded by approximately 41<sup>st</sup> Street on the north, Racine Avenue on the east, the alley south of 51<sup>st</sup> Street on the south, and Leavitt Avenue and the B. & O./Pennsylvania Central Railroad right-of-way on the west.

## EXHIBIT 2

### Map of the Area

**Boundary Map of TIF Area  
47th / Ashland Redevelopment Area  
City of Chicago, Illinois**

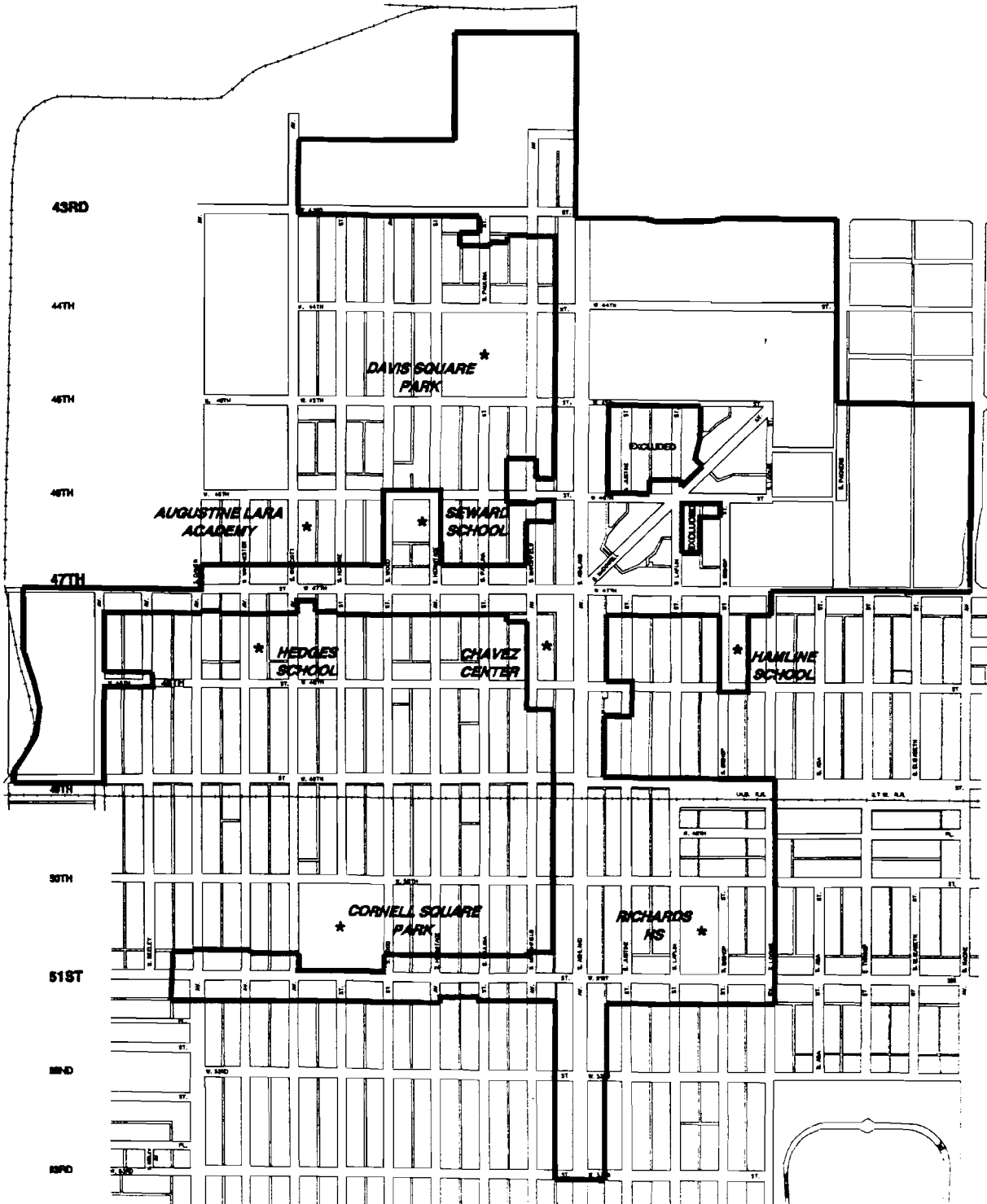
SEPTEMBER 5, 2001

**LEGEND**

— Boundary of the 47th / Ashland  
Tax Incremental Redevelopment Project Area



**PGV** Urban Consulting



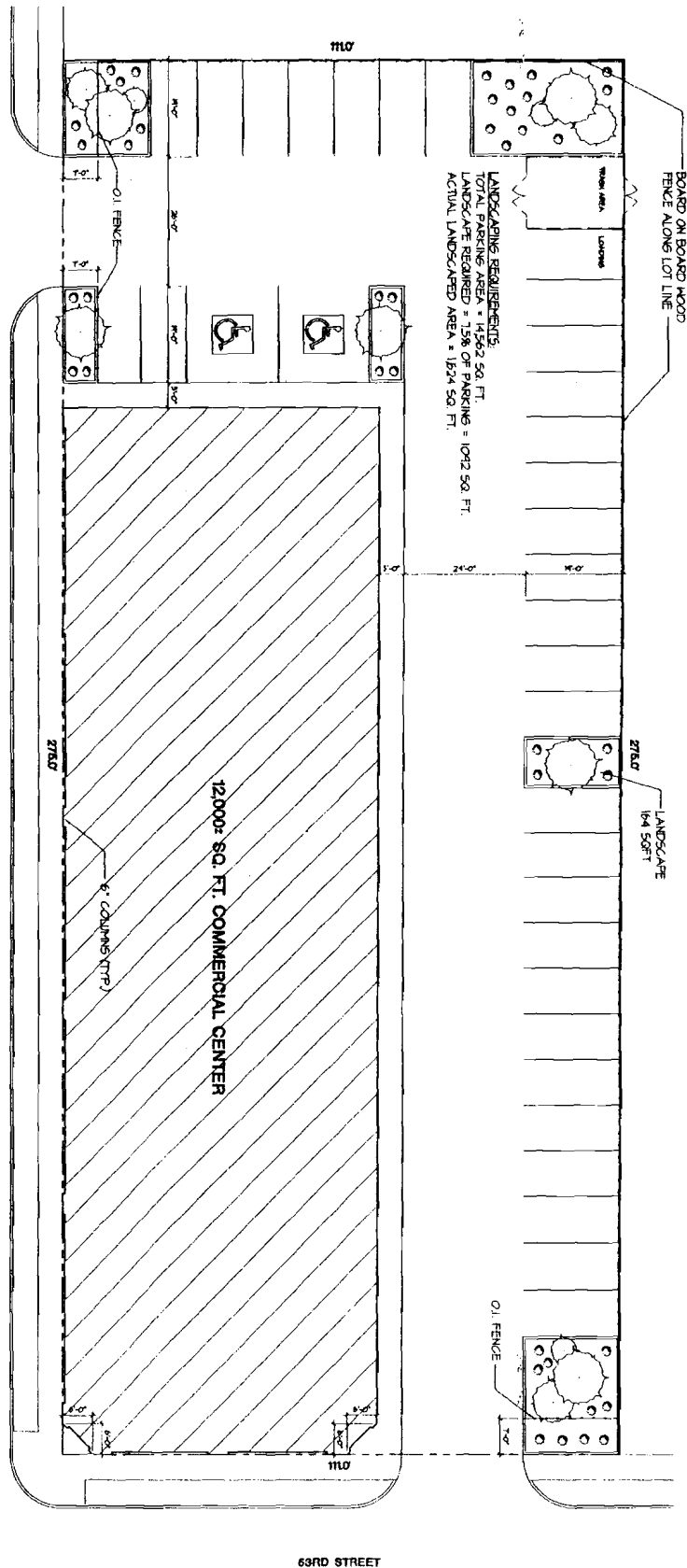
S. & C.T. R.R.

- HOTNE
- SEELEY
- DAMIEN
- WINDHESTER
- WOLCOTT
- MONROE
- WOOD
- HERITAGE
- PALLINA
- LAURELFIELD
- ASHLAND
- JURINE
- LAPIN
- BISHOP
- LOOKINS
- ADA
- THROOP
- ELIZABETH
- RACINE

Exhibit 3A

Site Plan

**SITE PLAN**  
SCALE: 1/8" = 1'-0"



**LANDSCAPING REQUIREMENTS:**  
 TOTAL PARKING AREA = 14560 SQ. FT.  
 LANDSCAPE REQUIRED = 158 OF PARKING = 1092 SQ. FT.  
 ACTUAL LANDSCAPED AREA = 1634 SQ. FT.

**120000 SQ. FT. COMMERCIAL CENTER**

ASHLAND AVENUE

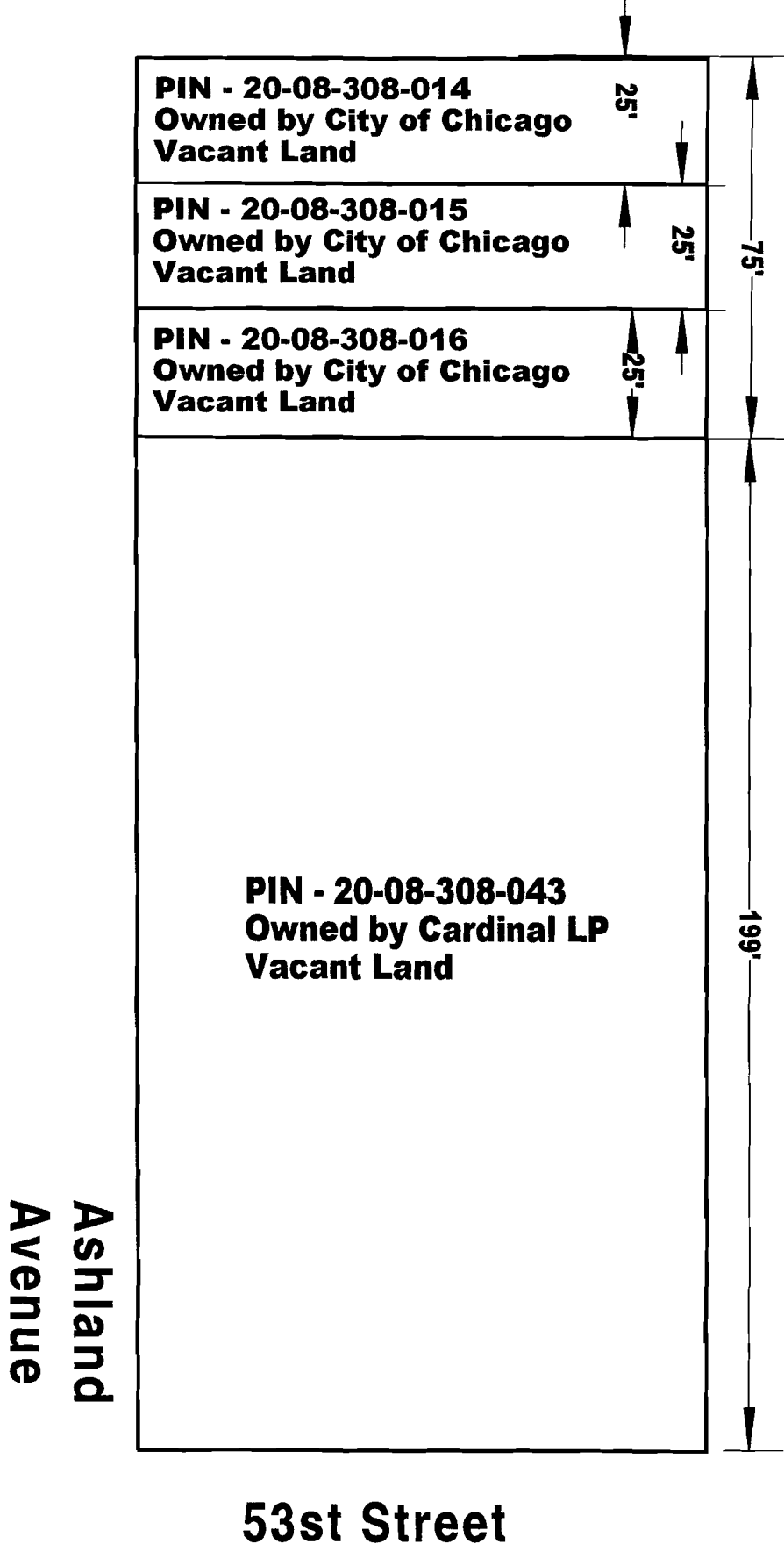
63RD STREET

NO.	REVISION	DATE	BY	CHECKED BY
1	ISSUED FOR PERMIT	08/20/2013	JAVIER VILLALBA	MARK GARDNER

EXHIBIT 3B

List of City-Owned Parcel PINS & Developer Owned Parcel PINS

# PIN(s) / Ownership / Status



**Ashland Avenue**

**53st Street**

EXHIBIT 4

Form of Notice requesting Alternative Proposals



**PUBLIC NOTICE** is hereby given by the Community Development Commission ("CDC") of the City of Chicago (the "City") pursuant to Section 5/11-74.4-4(c) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), that the City's Department of Planning and Development ("DPD") intends to negotiate a redevelopment agreement (the "TIF Redevelopment Agreement") with Cardinal Limited Partnership (the "Company"), an Illinois Corporation, pursuant to which the City intends to provide financial assistance to the Company, using tax increment financing bond proceeds and/or incremental tax revenues pursuant to the Act, for eligible costs, which consisting of: the construction of a 12,800 square foot retail facility, (the "Project"); located at 2533 through 5257 S. Ashland Avenue, in Chicago, Illinois (the "Property"). DPD also intends to negotiate a redevelopment agreement (the "Negotiated Sale Redevelopment Agreement") with the Company for the sale of a portion (5233, 5237 and 5239 S. Ashland Ave.) of the Property to the Company for the appraised value or \$66,500. The Property is located within the 47<sup>th</sup> / Ashland Redevelopment Project Area (the "Area") established pursuant to the Act and the Project is in compliance with the Redevelopment Plan and Project for the Area. The street boundaries of the Area are as follows:

Street Boundaries of the Area:

The Area is bounded by approximately 41<sup>st</sup> Street on the north, Racine Avenue on the east, the alley south of 51<sup>st</sup> Street on the south, and Leavitt Avenue and the B. & O./Pennsylvania Central Railroad right-of-way on the west.

THE CITY HEREBY INVITES ALTERNATIVE PROPOSALS FOR THE REDEVELOPMENT OF THE SITE FOR CONSIDERATION BY THE CITY.

The documents listed below related to the Area and the Project are available for public inspection at the offices of DPD, Room 1000, City Hall, 121 North LaSalle Street, Chicago, Illinois, on or before September 19, 2002, between the hours of 9:00 a.m. and 4:00 p.m. Monday through Friday:

- (i) The 47<sup>th</sup> / Ashland Redevelopment Project Area Tax Increment Allocation Finance Program Redevelopment Plan and Project (the "Plan"), and any amendments thereto, which constitutes the City's redevelopment plan for the Area;
- (ii) A term sheet showing all proposed material terms of the Redevelopment Agreement as of the date hereof, including but not limited to an estimated Project budget setting forth the amount of financial assistance the City intends to provide to the Company for the Project; and
- (iii) the terms of all bids and proposals received, if any, by the City related to the Project and the Redevelopment Agreement.

Please contact Beth McGuire or Robert C. Madiar of DPD at (312) 744-7153 and (312) 744-0063, respectively, to review these materials and for information regarding the form required for proposals submitted to the City. Those submitting alternative proposals must be financially and otherwise qualified to complete the Project. The City reserves the right to reject any and all proposals. Proposals will be received by the City at DPD's offices, Room 1000, City Hall, 121 North LaSalle Street, Chicago, Illinois 60602, until October 18, 2002 at 2:00 p.m., at which time all alternative proposals will be opened and reviewed.

**Joe Williams, Chairman**  
**COMMUNITY DEVELOPMENT COMMISSION**  
**City of Chicago**

**DISTRIBUTION LIST**  
**CHICAGO READ-DUNNING T.I.F.**

S. Michael Bartletti  
Illinois Dept. of Central  
Management Services  
719 Stratton Office Bldg.  
Springfield, IL 62706  
(217) 785-0562

John B. Brazaitis  
Illinois Dept. of Central  
Management Services  
712 Stratton Office Bldg.  
Springfield, IL 62706

Marla Kaiden  
Deputy Commissioner  
Dept. of Planning & Development  
121 N. LaSalle St., Rm. 1000  
Chicago, IL 60602  
(312) 744-9220

John L. Gearen  
Douglas J. Lubelcheck  
Mayer Brown & Platt  
190 S. LaSalle St.  
Chicago, IL 60603  
(312) 701-7278

John J. George  
Daley & George Ltd.  
100 W. Monroe St., Suite 500  
Chicago, IL 60603  
(312) 726-8797

Robert Madiar  
City Planner V  
Dept. of Planning & Development  
121 N. LaSalle St., Rm. 1107  
Chicago, IL 60602  
(312) 408-7300

Jan Grayson, Director  
Illinois Dept. of Commerce  
and Community Affairs  
100 W. Randolph St.  
Chicago, IL 60601  
(312) 814-7179

July 11, 1994

Thomas Gainer  
General Counsel  
Illinois Dept. of Commerce  
and Community Affairs  
620 E. Adams St., 6th Floor  
Springfield, IL 62701  
(217) 785-6285

Maria Saldana  
Chief Assistant Corporation Counsel  
121 N. LaSalle St., Room 511  
Chicago, IL 60602  
(312) 744-6973

Randall Thomas  
Steve Park  
The Alter Group  
3000 Glenview Road  
Wilmette, IL 60091  
(708) 256-7700

Angela Vosnos  
Economic Development Coordinator  
Dept. of Planning & Development  
121 N. LaSalle St., 11th Floor  
Chicago, IL 60602  
(312) 744-0051

Jory Wishnoff  
Assistant Corporation Counsel  
121 N. LaSalle St., Rm. 610  
Chicago, IL 60601  
(312) 744-6910

Edward J. Wong, Jr.  
Deputy Corporation Counsel  
121 N. LaSalle St., Room 511  
Chicago, IL 60602  
(312) 744-6902

Bob Star  
Milton Wakschlag  
Katten, Muchin & Zavis  
525 W. Monroe St.  
#1600  
Chicago, IL 60661  
(312) 902-5555

Don Resnik  
Jenner & Block  
1 IBM Plaza  
41st Floor  
Chicago, IL 60611  
(312) 222-9350