

TIF PROJECT SCORECARD

Chemical Compositions, LLC

4100 S. Packers Avenue

The project entails the construction of an approximately 59,468 square foot industrial manufacturing facility on a 5.5 acre site within the Stockyards Industrial Commercial TIF. The company that will occupy the new facility, Cedar Concepts, currently operates their existing business in an outdated building at 43rd and Wolcott. This new building will be constructed on two parcels which Chemical Compositions will acquire, one is currently owned by the City and the other is privately held. This project, made possible by the City assistance will allow the company to continue operating within the City of Chicago.

Type of Project: Industrial

Developer: Chemical Compositions, LLC

Total Project Cost: 12,290,309

Timeline for Completion: Construction completion in November 2013

TIF Funding Request: \$2,250,000

Project Status: City Council Introduction on September 12, 2012

TIF District: Stockyards Industrial Commercial

RETURN ON INVESTMENT BENCHMARKS

Advances Goal of Economic Development Plan YES or NO

Leading advanced manufacturing hub

Advances Goal of TIF District YES or NO

Site improvements and remediation for industrial development as well as the disposition of City owned land for industrial uses.

Addresses Community Need YES or NO

Construction of a new industrial facility on a long vacant parcel.

Jobs Created/Retained
40 permanent jobs and 40 temporary/construction period jobs.

Affordable Housing Units Created/Preserved
Not applicable.

Return on Investment to City
Increased property taxes and jobs.

FINANCIAL BENCHMARKS

Other Funds Leveraged by \$1 of TIF
\$4.46

Financing Structure Grant

Types of Other Funding Leveraged YES or NO

Construction Loan and Developer Equity.

RDA TERMS

Payment Schedule:
One (1) Payment after completion

Monitoring Term of Agreement:
10 years

Taxpayer Protection Provisions YES or NO

OTHER CONSIDERATIONS



**City of Chicago
Department of Housing and Economic Development**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REGARDING
A PROPOSED NEGOTIATED SALE OF CITY-OWNED PROPERTY
AND DESIGNATION OF DEVELOPER
December 13, 2011**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	Cedar Concepts
Applicant Name:	Chemical Compositions, LLC
Project Address:	4100 S. Packers and 1451 W. 41 st Street
Ward and Alderman:	11 th , James Balcer
Community Area:	New City (Stockyards)
Redevelopment Project Area:	Stockyards Industrial-Commercial Tax Increment Financing District
Requested Action:	Negotiated sale of vacant City land and TIF designation of Developer.
Proposed Project:	Industrial – 59,468 sq. ft. chemical manufacturing facility
Appraised Market Value:	\$629,000 (value as of January 2010; an updated appraisal has been ordered)
Sale Price:	\$1.00
Acquisition Assistance:	\$628,999
TIF Assistance:	\$2,250,000

II. PROPERTY DESCRIPTION

Address: Developer land: 4100 South Packers Avenue
City land: 1451 West 41st Street

Location: Located at the southwest corner of W. 41st Street and S. Packers Ave.

Tax Parcel Numbers: 20-05-104-004/005 (city parcel) and 20-05-105-003/-004 and -005 (private parcel)

Land Area: 5.5 acres total.
Developer land: 3.1 acres
City land: 2.4 acres

Current Use: Both parcels are completely vacant and separated by an active rail line. The properties have been vacant since the mid 1980s when former meat packing facilities were demolished.

Current Zoning: Planned Manufacturing District No. 8

Environmental Condition: A Phase I was conducted and historical records show the property was occupied by the Northern Oil Company (1901 Sandborn map) at the northeast section and a multi-story warehouse on the southern section. The property was part of the Swift Meat Packing Company complex. It is recommended that additional soil investigation is performed due to the historically industrial uses of the site. The developer will be responsible for additional soil testing and subsequent clean-up activity.

The land will be sold "as-is" with no warranties or representations as to its environmental condition, and it will be the responsibility of the developer to complete any remediation that may be required by the City or the Illinois EPA. The redevelopment agreement with the applicant will include release and indemnification language protecting the City from liability.

Inventory Profile: The City acquired the property through condemnation 1986

III. BACKGROUND

Both subject parcels were acquired by the City of Chicago through Tax Reactivation in the mid-1990s. In 2004, the City entered into a negotiated sale and subsequent Redevelopment Agreement with United Assets Mgmt Corp. (aka United Concrete) to construct a concrete batch plant on the 4100 S. Packers property. Due to the economic downturn in 2008, United Concrete shut down its business, never constructed the plant and defaulted on the RDA with the City. The property was foreclosed upon in 2009, Scherston Real Estate Investments, LLC acquired it and have been negotiating with Chemical Compositions, LLC since early 2010. Chemical Compositions, LLC currently has an Option Contract on the private parcel and has already invested \$300,000 towards its acquisition. The subject parcels were part of the Swift Meat Packing company which encompassed most of the surrounding area. The former structures were demolished in the mid-1990s and the City acquired the sites through back taxes.

The existing City-owned parcel was subject to a RFP in September 2008. There were no respondents at that time and little interest in it ever since. This section of the Stockyards Industrial Corridor has seen little new development in recent years and this project would provide needed redevelopment activity.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: Cedar Concepts (d/b/a Chemical Compositions, LLC). The company is minority-owned limited liability company solely owned by Linda Boasmond- there are no members. Cedar started in 1991. The company is an ISO 9001-2008 registered contract manufacturer of surfactants and chemical intermediates, and presently owns their existing warehouse and leases their manufacturing facility both located in the 4300 block of South Wolcott Avenue in Chicago. The company plans on continuing their operations at this site.

The company gained over \$16,000,000 in gross sales in 2008, and employs twenty-nine persons on a full time basis. Many of these employees are local City residents, and the manufacturing employers are members of United Steel, Paper and Forestry, Rubber, Manufacturing, Energy, Allied Industrial and Service Workers International Union Local 9777-66.

Chemical Compositions, LLC manufactures chemicals other companies use in personal care and household cleaning products. Other applications aid metalworking, agriculture and aerospace processes. Chemical Compositions, LLC has 100 active customers with none representing more than 10% of their annual sales.

Consultants: DRW Industrial Consultants is the engineering firm on the project, Epstein International as the architect, Turner Construction as the General Contractor and legal representation by Mark Lenz of Sugar & Felsenthal, LLP and Robert Komensky of Thompson, Coburn, Fagel and Haber. First Merit Bank will be providing financing for this project.

V. PROPOSED PROJECT

Project Overview. The Project would consist of a manufacturing facility and office space totaling approximately 59,468 square feet in the aggregate, with adjacent parking and tank farms. To fully utilize the Site for manufacturing, Applicant would require the construction of a rail spur to serve the Site. The facility will be constructed to be energy efficient in accordance with sustainable building practices, and Applicant will seek LEED certification of the Project from the U. S. Green Building Council. Once the Project becomes fully operational, Applicant projects that it will not only preserve the present level of employment (29 full time jobs) but also add an additional 10 full time jobs.

The Project consists of a two (2) story mixed occupancy facility of approximately 59,468 square feet in total area. The facility will consist of three (3) occupancy types: business, industrial and storage. Circulation routes and fire separations shall be established to meet current City of Chicago code requirements. The entire facility will consist of a concrete slab-on-grade with integral foundations for the building walls.

The first and second floor business occupancy walls consist of metal studs and drywall, with a masonry façade with EIFS detail. The mezzanine level will consist of lightweight concrete slab on metal deck and will be supported on structural steel floor members. Finishes will include a gypsum board, hard surface flooring and all necessary casework. All stairs and railings leading to the mezzanine level within the business occupancy will be constructed of steel or other material. The roof and framing will be exposed steel joists supported by steel grid framing. The business area will utilize sustainable materials and energy efficient measures.

For our sustainable facility design, Applicant shall incorporate and integrate a variety of strategies during the design, construction and operation of the Project. Sustainability criteria include: resource efficiency, energy efficiency, water conservation, recycled content material, renewable material and locally available material.

The facility will include a “tank farm” on the city-owned parcel with overhead pipes feeding the chemicals into the facility. The company’s existing facility houses the tanks within the building which has proven to be an inefficient use of interior space.

Applicant anticipates the commencement of construction of the Project in the first quarter of 2012, with completion of the Project and commencement of business operations of the manufacturing facility between twelve to fourteen months after commencement of construction

A site plan, floor plans and elevation are provided as exhibits to this report

Environmental Features: The facility will be designed and constructed to achieve LEED Certification. Some sustainable features include, but are not limited to, Solar Photovoltaic Panels

– to generate electricity for the facility

Solar Thermal Panels

Wind Power – to generate electricity for the office component

Solar Storage Tank – to store hot water for use in the office component

Autoclave Masonry – to achieve higher insulation properties (R-value) along with using recycled content material

Certified Timber – use timber as finished structural members for the office building component

Natural Light – roof line windows to introduce natural light and reduce electricity consumption

CIP System – clean-in-place system will conserve water used routinely in the operation by collecting rinse water and storing it for use as wash water in the next cycle

VFD – variable-frequency-drives will be integrated into all applicable motors to reduce motor speed and reduce electricity consumption

Utilities Heat Recovery – the steam and compressed air systems generate heat as they operate and the heat will be recovered and distributed as a heat source for adjacent spaces

Cistern – to catch and store rainwater for landscape irrigation

Building Management System – the system will monitor and control all building systems (i.e., heating, ventilation, air conditioning, lighting and irrigation)

VI. FINANCIAL STRUCTURE

The City, through the Department of Housing and Economic Development, intends to enter into a TIF Redevelopment Agreement with Chemical Compositions, LLC for the lesser of \$2,250,000 or 17.4% of the total estimated Project cost of \$12,956,698. The City's financial commitment will be provided at the issuance of the Certificate of Completion and will likely be secured with a second mortgage on the property in the amount of \$2,250,000 or equal to the final amount of assistance.

TIF assistance would be provided from area-wide increment within the Stockyard Industrial TIF, which is set to expire at the end of 2012. All TIF-eligible costs must be incurred and payment made by prior to the expiration of the TIF in December 2012. Part of the project site is presently owned by the City of Chicago and Chemical Compositions, LLC is also requesting to acquire, for \$1.00, that parcel for project development. The current appraised value has yet to be determined but the value of the write down is currently estimated to be \$629,000, based on a January 2010 valuation. This amount represents 5% of the TPC. The project will be financed with Developer Equity and a construction loan from First Merit Bank. The construction loan will convert, after completion, to a two equal loans: one with First Merit Bank, and an SBA loan with First Merit Bank for the other loan. Both have a 20 year amortization schedule.

The following table identifies the sources and uses of funds.

Sources and Uses of Funds

<u>Sources</u>	<u>Amount</u>	<u>% of total</u>
Equity	\$2,756,698	21.28%
Debt (First Merit Bank)	<u>\$10,200,000</u>	<u>78.72%</u>
Total Sources	\$12,956,698	100%
<u>Uses</u>	<u>Amount</u>	<u>\$/sf of Building*</u>
Acquisition		
Private (\$5.54 per sf of land)	\$750,000	\$12.61 psf
City owned (\$0 per sf of land)	\$1.00	
Hard Costs		
Construction	\$8,901,006	\$149.68 psf
Demolition	\$300,000	\$5.04 psf
G.C. fee	\$263,000	\$4.42 psf
General Conditions	\$592,697	\$9.97 psf
Hard Cost Contingency	<u>\$435,867</u>	<u>\$7.33 psf</u>
Total Hard Costs	\$10,492,570	\$176.44 psf
Soft Costs		
Architect's Fee (4.29% of hard costs)	\$450,000	\$7.57 psf
Consulting Fee (1.08% of total costs)	\$140,000	\$2.35 psf
Legal Fees/Accounting (0.93% of total costs)	\$120,000	\$2.02 psf
Insurance (1.02% of total costs)	\$132,270	\$2.22 psf
Permits (0.77% of total costs)	\$100,000	\$1.68 psf
Project Management (0.68% of total costs)	\$88,000	\$1.48 psf
Construction Period Interest (2.17% of total costs)	\$281,000	\$4.73 psf
Misc. soft costs (0.77% of total costs)	\$100,000	\$1.68 psf
Soft Cost Contingency (0.85% of total costs)	<u>\$110,000</u>	<u>\$1.85 psf</u>
Total Soft Costs (11.74% of total costs)	<u>\$1,521,270</u>	<u>\$25.58 psf</u>
Equipment	\$117,000	\$1.97 psf
Furniture and Fixtures	<u>\$75,857</u>	<u>\$1.28 psf</u>
Total Uses	\$12,956,698	\$205.26 psf

*Gross building area is 59,468 square feet

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Property Taxes: The project will expand the tax base by returning a tax exempt property to the tax rolls.

Environmental Features: The project will incorporate:

- Solar Thermal Panels
- Wind Power – to generate electricity for the office component
- Solar Storage Tank – to store hot water for use in the office component
- Autoclave Masonry – to achieve higher insulation properties (R-value) along with using recycled content material
- Certified Timber – use timber as finished structural members for the office building component
- Natural Light – roof line windows to introduce natural light and reduce electricity consumption
- CIP System – clean-in-place system will conserve water used routinely in the operation by collecting rinse water and storing it for use as wash water in the next cycle
- VFD – variable-frequency-drives will be integrated into all applicable motors to reduce motor speed and reduce electricity consumption
- Utilities Heat Recovery – the steam and compressed air systems generate heat as they operate and the heat will be recovered and distributed as a heat source for adjacent spaces
- Cistern – to catch and store rainwater for landscape irrigation
- Building Management System – the system will monitor and control all building systems (i.e., heating, ventilation, air conditioning, lighting and irrigation)

Permanent Jobs: The project is estimated to generate 10 permanent jobs in and retain 29 current jobs. The department's workforce development specialists will work with the developer on job training and placement.

Construction Jobs: The project will produce 75-100 temporary construction jobs.

Affirmative Action: The developer will comply with the requirements of Chicago's affirmative action ordinance, which requires contract participation of 24% by minority-owned business enterprises (MBEs) and 4% by woman-owned business enterprises (WBEs). The developer has provided notification of the proposed project, by certified mail, to several associations of minority and women contractors. A sample version of the letter and copies of the post office receipts for the certified letters are presented as exhibits to this report.

City Residency: The developer will comply with the requirements of Chicago's city residency

ordinance, which requires that at least half of all construction-worker hours be filled by Chicago residents. The developer will also comply with the requirement that all construction jobs are paid the prevailing wage.

VIII. COMMUNITY SUPPORT

Alderman James Balcer (11th) endorses the project and has provided a letter of support (see exhibits for copy). The following community organization(s) (has/have) endorsed the project: Back of the Yards Neighborhood Council. (See exhibits for copies of support letters).

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the Stockyards Industrial-Commercial Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan: encourage industrial development; acquire and dispose of land for redevelopment activity and create job opportunities in the Redevelopment Project Area. The implementation strategy for achieving the plan's goals envisions the sale of City land for industrial development. The proposed project also conforms to the plan's land use map, which calls for industrial development at the subject site.

X. CONDITIONS OF SALE

If the proposed resolution is approved by the CDC, HED will release a public notice announcing the proposed sale and seeking alternative development proposals. The public notice will be published in one of Chicago's metropolitan newspapers at least once for each of three consecutive weeks. If no responsive alternative proposals are received within 30 days of the publishing of the first notice, the department will accept a good faith deposit from the proposed developer, and a redevelopment agreement will be negotiated. The redevelopment agreement will incorporate the parameters of the proposed project as described in this staff report.

It is HED policy that no business will be conducted with a development entity whose any principal has outstanding municipal debts (such as unpaid parking tickets, unpaid water bills, unpaid business licenses, and others), is in arrears of child support payments, or who is a debtor in bankruptcy, a defendant in a legal action for deficient performance, a respondent in an administrative action for deficient performance, or a defendant in any criminal action

Closing of the sale of the property will not occur before the City Council has approved the redevelopment agreement, the developer has obtained all necessary City approvals including zoning and building permits, and the developer has presented proof of financing. The documents will include a development timetable.

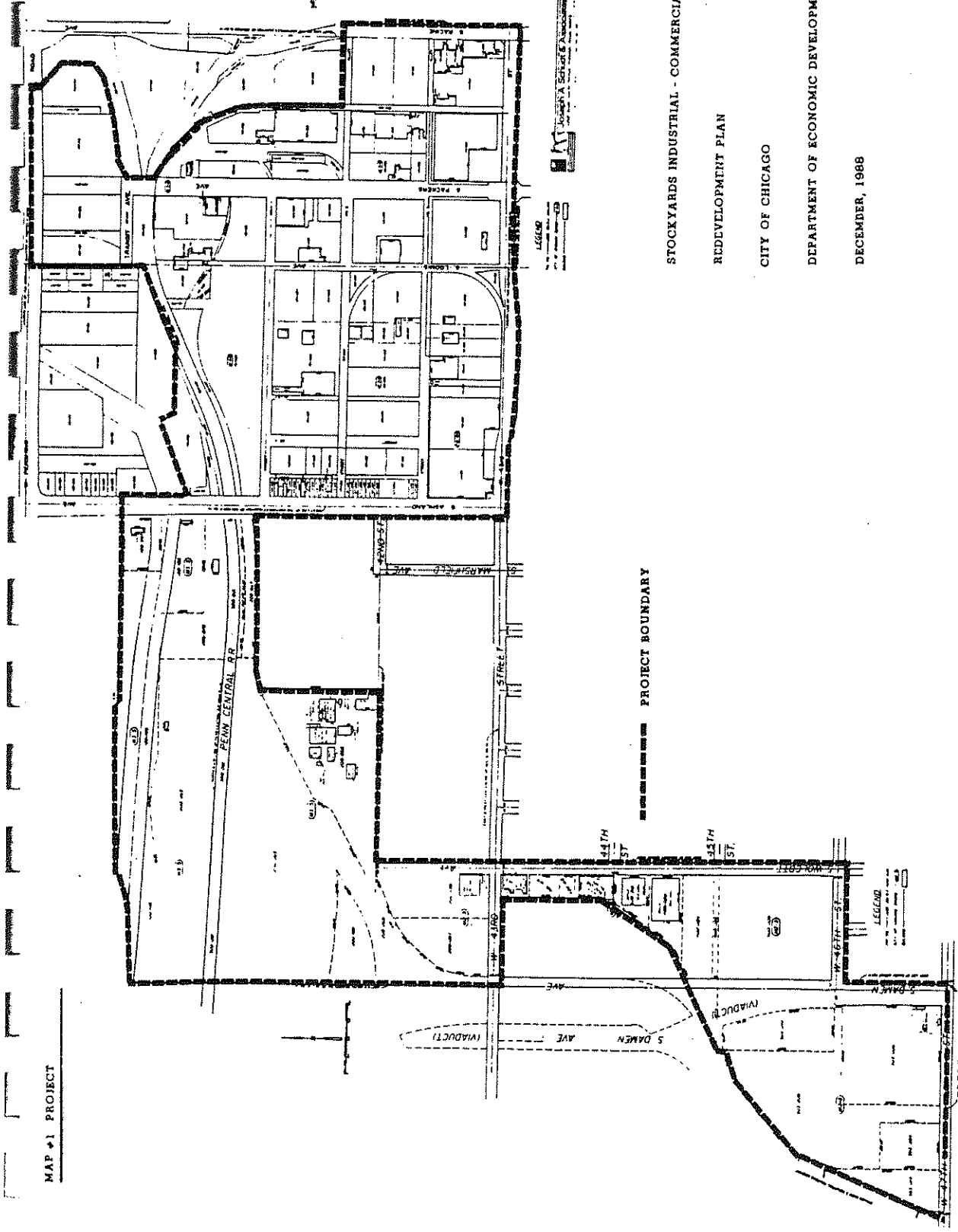
XI. RECOMMENDATION

The Department of Housing and Economic Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, the need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and HED recommends that the CDC approve the sale of 1451 W. 41st Street to Chemical Compositions, LLC for development of a chemical manufacturing facility and recommends the designation of Chemical Compositions, LLC as Developer.

EXHIBITS

Redevelopment Area Map
Neighborhood Map or Aerial
Survey or Plat
Site Plan
Front Elevation or Rendering
Sample M/WBE Letter
Copies of M/WBE Certified Letter Receipts
Community Letters of Support
Alderman's Letter of Support

MAP #1 PROJECT



PROJECT BOUNDARY

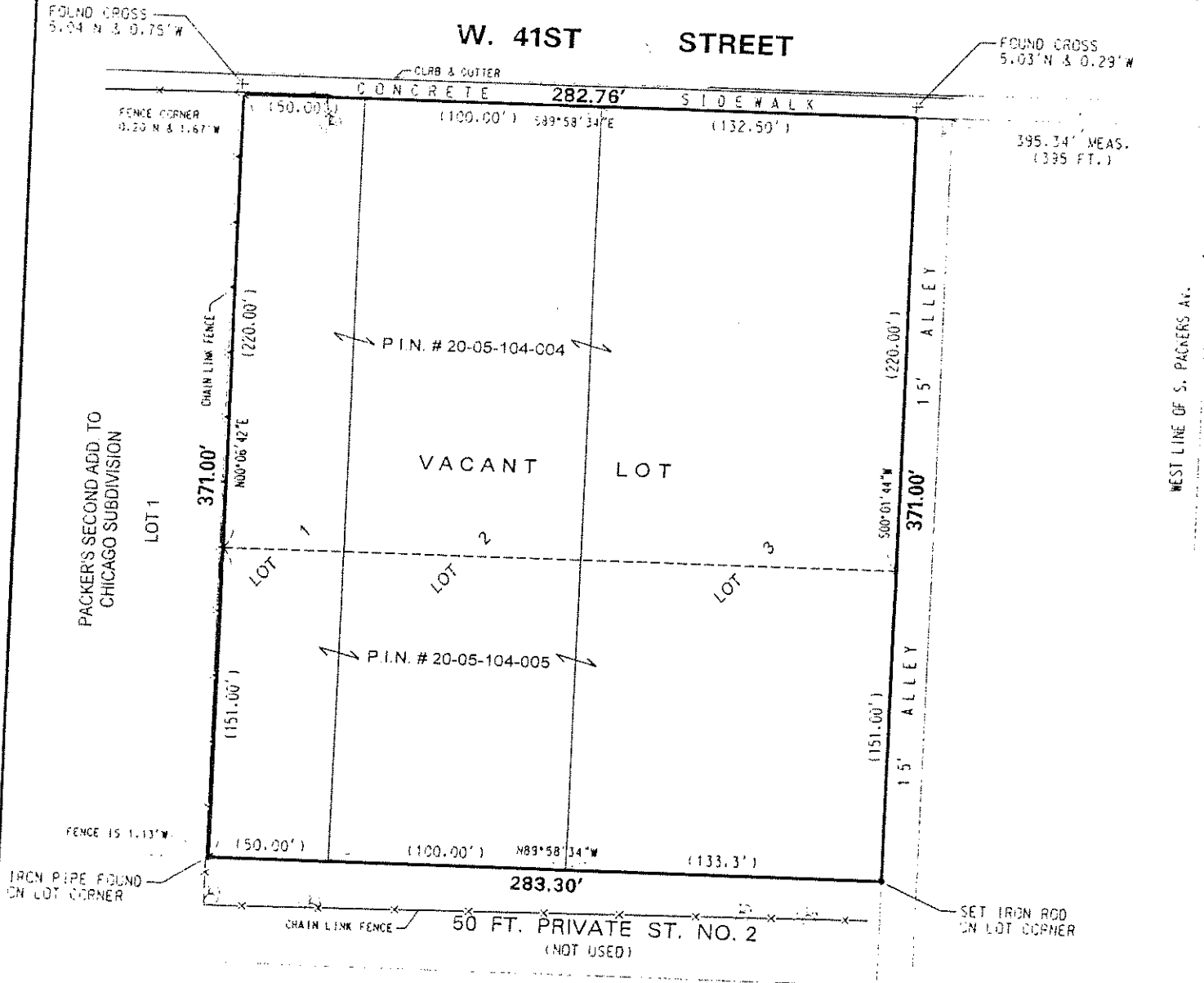
STOCKYARDS INDUSTRIAL - COMMERCIAL
REDEVELOPMENT PLAN
CITY OF CHICAGO
DEPARTMENT OF ECONOMIC DEVELOPMENT
DECEMBER, 1988

ACCURATE GROUP, INC.
 PROFESSIONAL DESIGN FIRM NO. 134-002053
PLAT OF SURVEY

PARCEL 1

LOTS 1, 2 AND 3 IN BLOCK 2 IN PLAT OF PACKER'S THIRD ADDITION, A PRIVATE SUBDIVISION, BEING A SUBDIVISION OF THAT PART LYING BETWEEN PACKER'S ADDITION AND PACKER'S SECOND ADDITION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS

SCALE: 1" = 50'



NOTES:

DIMENSIONS ARE NOT TO BE ASSUMED FROM DRAWING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY HOME AND AT ONCE REPORT ANY DIFFERENCE.

- LEGEND:**
- IRON ROD FOUND OR SET
 - + CUT CROSS FOUND OR SET
 - 125.00' MEASURED DATA
 - (125.00') RECORDED DATA
 - ⊙ MANHOLE
 - BATCH BASIN
 - STREET SIGN
 - ⊕ PECULIAR TREE

STATE OF ILLINOIS }
 COUNTY OF COCK } S.C.

WE, ACCURATE GROUP, INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT, TO THE BEST OF OUR KNOWLEDGE, THE PLAT HEREON DRAWN IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

DATE: July 31, 2008

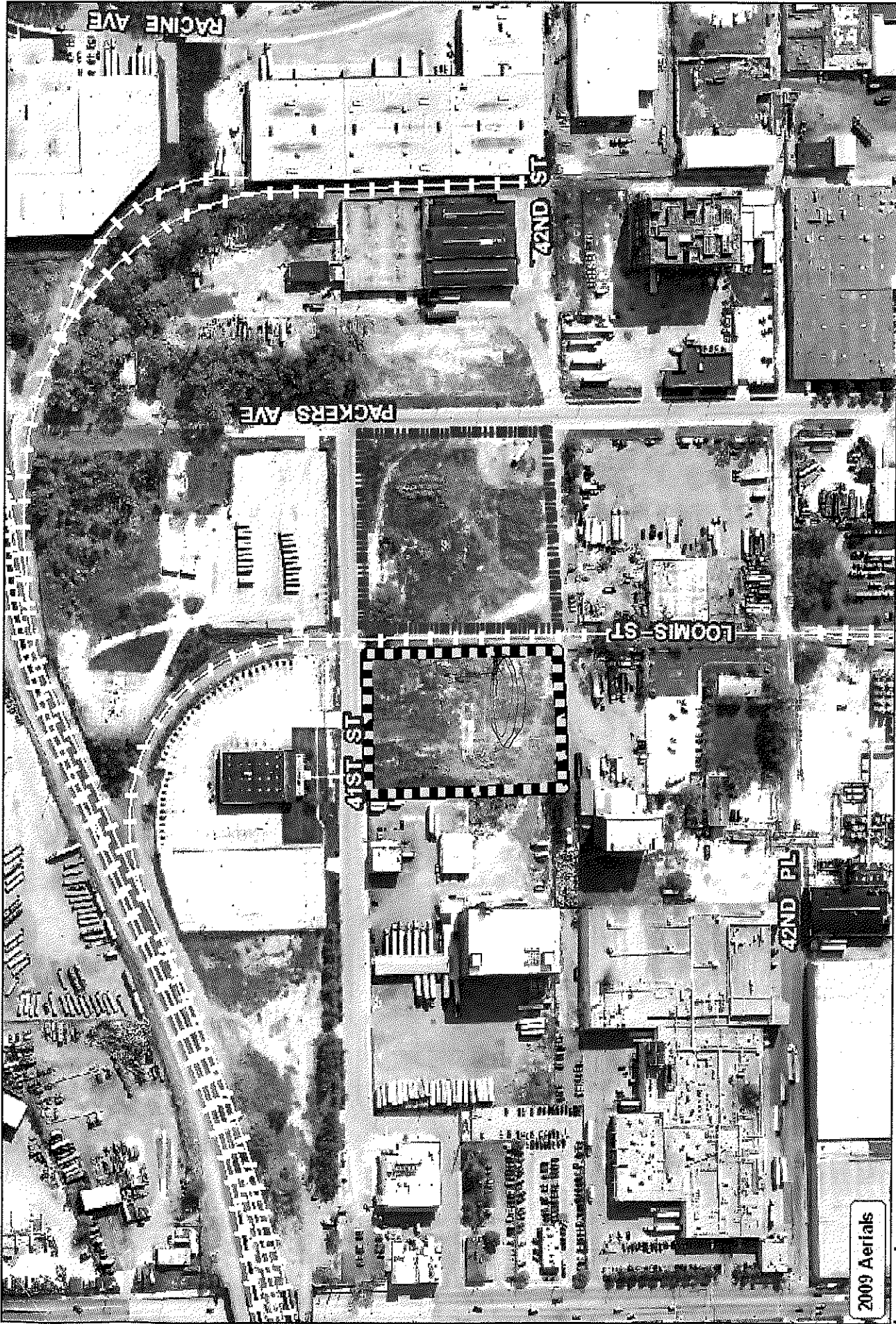
Alexander M. Fabera
 ALEXANDER M. FABERA
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 5150
 EXPIRATION: 11-30-2008

PLAT OF SURVEY

ACCURATE GROUP INC.

WWW.ACCURATEGROUP.COM
 101 SCHULTER ROAD, SUITE 8200
 LINCOLNSHIRE, ILLINOIS 60069
 PHONE (847) 913-1100
 FAX (847) 913-1105

CLIENT: City of Chicago, Dept. of Planning & Development 141 N. La Salle St. Room 1008 Chicago, Illinois 60602	DATE: July 31, 2008
PROJECT NAME: West 41st Street	DRAWN BY: MJD
PROJECT NUMBER:	SCALE: 1" = 50'







OFFICE CHAIRMAN
 JOHN J. BROWN
 1000 PINE STREET, SUITE 1000
 MILWAUKEE, WI 53201
 TEL: 414.224.1100
 FAX: 414.224.1101

41st and Packer Ave



2009 Aerials

Legend

-  Cedar Concepts
-  Proposed Redevelopment
-  City-Owned
-  Expansion Parcel

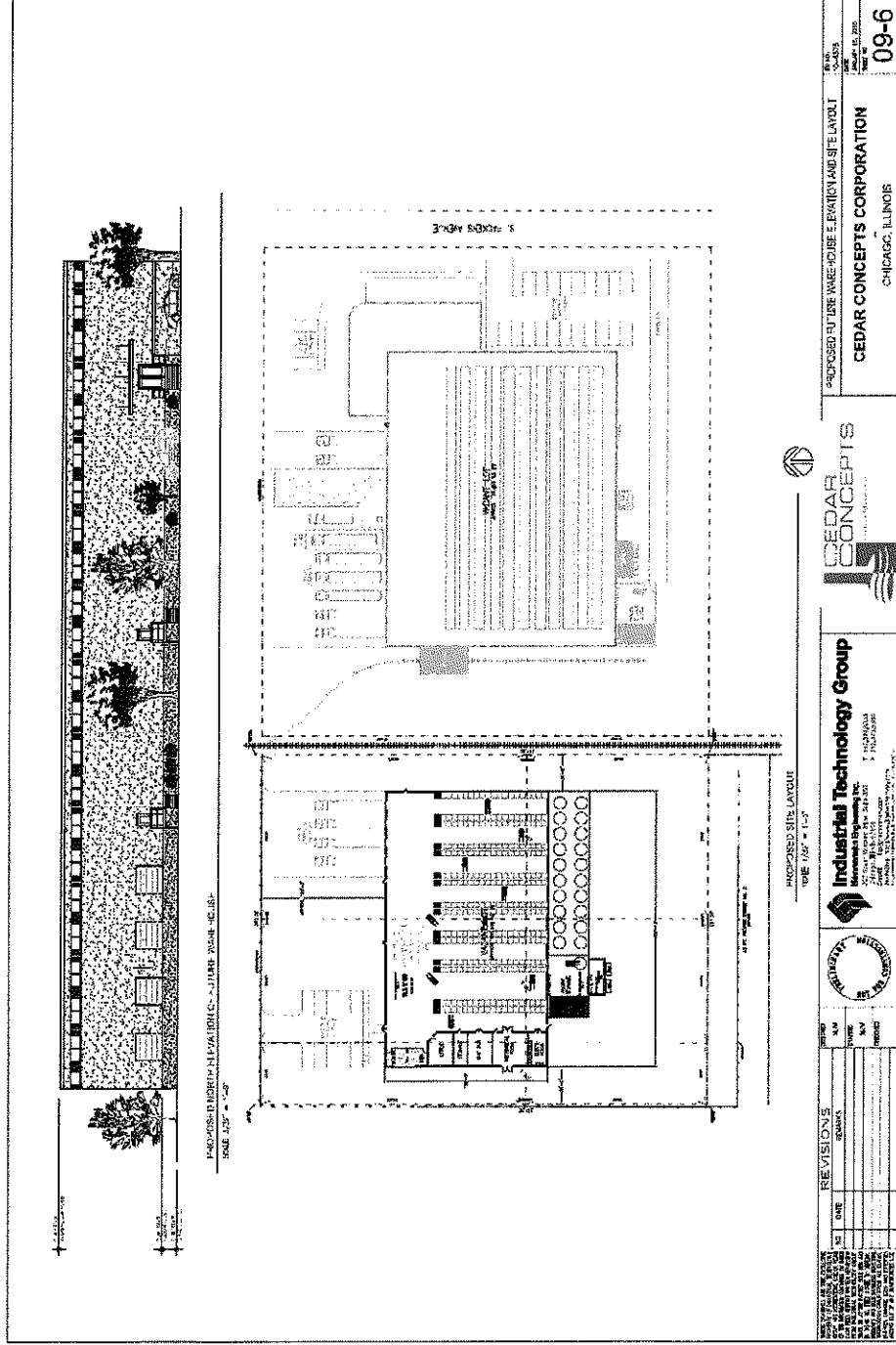
Existing location – 4342 S. Wolcott



▲ NORTH
2009 Aerials

▲ NORTH
2009 Aerials

Cedar Concepts Elevation and Site Plan



PRIVATE PARCEL



CITY PARCEL



DRW Consulting for
Chemical Compositions
Devin Williams - President
200 S. Wacker Drive Suite 3100
Chicago, IL 60606

November 29, 2011

Hispanic American Construction Industry Association
901 West Jackson Blvd., Suite 205
Chicago, Illinois 60607
Attn: Paul Cerpa

BY CERTIFIED MAIL

Dear Mr. Cerpa:

Chemical Compositions LLC is pleased to announce the redevelopment of the property located near the intersection of West 41st Street and South Packers Avenue in Chicago, Illinois. The proposed project will consist of an approximately 59,000 square foot manufacturing facility and adjacent parking.

The project will require participation of various trades such as carpentry, electrical, mechanical, plumbing, paving, roofing and others. Attached to this letter is a proposed project budget which identifies the items subject to minority business enterprise (MBE) participation of 24 percent and women business enterprise (WBE) participation of 4 percent. We anticipate that construction of the project will commence on April, 2012.

At your request, once a general contractor has been selected by us, said general contractor will meet with a representative of your organization to present a project budget and schedule. At your request, the general contractor will also provide your organization with on copy of the project bid documents (including plans and specifications).

Chemical Compositions LLC is requesting that you make your member companies aware of this exciting project so that they may, at the appropriate time, submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,

CHEMICAL COMPOSITIONS LLC

Devin Williams
For Chemical Compositions LLC

cc: Mr. John Molloy, Project Manager
Department of Community Development, City of Chicago

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 4.44	0151
Certified Fee	2.85	04
Return Receipt Fee (Endorsement Required)	2.85	Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 10.14	11/30/2011

PS Form 3800, June 2002 See Reverse for Instructions

City: **Chicago**
Street, Apt. No. or PO Box No.: **111 W. Washington St.**
City, State, ZIP+4: **Chicago IL 60602**

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 4.44	0151
Certified Fee	2.85	04
Return Receipt Fee (Endorsement Required)	2.85	Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 10.14	11/30/2011

PS Form 3800, June 2002 See Reverse for Instructions

City: **Chicago**
Street, Apt. No. or PO Box No.: **111 W. Washington St.**
City, State, ZIP+4: **Chicago IL 60602**

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 4.44	0151
Certified Fee	2.85	04
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Postage	\$ 4.44	0151
Certified Fee	2.85	04
Return Receipt Fee (Endorsement Required)	2.85	Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 10.14	11/30/2011

PS Form 3800, June 2002 See Reverse for Instructions

City: **Chicago**
Street, Apt. No. or PO Box No.: **333 N. Ogden Ave.**
City, State, ZIP+4: **Chicago IL 60607**

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 4.44	0151
Certified Fee	2.85	04
Return Receipt Fee (Endorsement Required)	2.85	Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 10.14	11/30/2011

PS Form 3800, August 2008 See Reverse for Instructions

City: **Chicago**
Street, Apt. No. or PO Box No.: **400 N. 76th St.**
City, State, ZIP+4: **Chicago IL 60620**

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 4.44	0151
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Henry W. McGee Station
Chicago, Illinois
606539998

Product Description	Sales Receipt Sale Unit Qty Price	Final Price
CHICAGO IL 60603 Zone-0 First-Class Letter		\$0.44
CHICAGO IL 60603 Zone-0 First-Class Letter		\$0.44
Expected Delivery: Thu 12/01/11		
Return Rcpt (Green Card)		\$2.30
Certified		\$2.85
Label #:	70050390000228573694	
Customer Postage Subtotal:		\$5.59
Issue PVI:		\$0.00

CHICAGO IL 60607 Zone-0 First-Class Letter		\$0.44
CHICAGO IL 60607 Zone-0 First-Class Letter		\$0.44
Expected Delivery: Thu 12/01/11		
Return Rcpt (Green Card)		\$2.30
Certified		\$2.85
Label #:	70050390000228573700	
Customer Postage Subtotal:		\$5.59
Issue PVI:		\$0.00

CHICAGO IL 60602 Zone-0 First-Class Letter		\$0.44
CHICAGO IL 60602 Zone-0 First-Class Letter		\$0.44
Expected Delivery: Thu 12/01/11		
Return Rcpt (Green Card)		\$2.30
Certified		\$2.85

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

For delivery information visit our website at www.usps.com

OFFICIAL USE	
Postage	\$ 4.44
Certified Fee	2.85
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 9.59

0151
 04 Postmark Here
 11/30/2011

Send To
 To Hispanic Amer. Const. Industry Assn
 Street, Apt. No.,
 or PO Box No. 901 W. Jackson Blvd., Ste 205
 City, State, ZIP+4 CHIC IL 60607

PS Form 3800, August 2005 See Reverse for Instructions

Customer Copy

 YOUR OPINION COUNTS
 TELL US ABOUT YOUR RECENT
 POSTAL EXPERIENCE
<https://postalexperience.com/Pos>
 Go to:
 HELP US SERVE YOU BETTER

 Thank you for your business
 Refunds for guaranteed services only
 All sales final on stamps and postage

Bit1#:1000301342589
 Clerk:04

 usps.com/poboxes,
 Box. Sign up for a box online at
 want it with a secure Post Office
 Get your mail when and where you

 1-800-ASK-USPS,
 other information call
 shipping labels with postage. For
 usps.com/clicknship to print
 call 1-800-Stamp24. Go to
 Order stamps at usps.com/shop or

Paid by:

Total: \$0.00
 =====
 Issue PVI: \$0.00
 Subtotal: \$0.00
 Customer Postage -\$5.59
 Label #: 70072560000080113969
 Certified \$2.85
 Card)
 Return Rcpt (Green) \$2.30
 Expected Delivery: Thu 12/01/11
 0.50 oz.
 Letter
 Zone-0 First-Class
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 Omar Sharief
 c/o African Amer. Contractors Assoc.
 Street, Apt. No.,
 or PO Box No. 2101 S. State St, Ste. 103
 City, State, ZIP+4 Chicago IL 60609

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Sent To
 Beth Paré
 c/o Federation of Women Contractors
 Street, Apt. No.,
 or PO Box No. 5650 S. Archer Ave.
 City, State, ZIP+4 Chicago IL 60638

0956 1109 0000 0952 2007

12/5/2011

Andrew J. Mooney
Commissioner
Department of Housing and Economic Development
121 North La Salle Street, Room 1000
Chicago, Illinois 60602

Dear Commissioner,

I am writing this letter to place my support for financial assistance from the Department of Housing and Economic Development regarding development projects for Cedar Concepts Corporation located in the Stockyards Industrial Corridor at 4342 S. Wolcott Ave. Cedar Concepts Corporation will be moving to 41st Street and South Packers Avenue. The site will be developed into an industrial facility. They are located in the Stockyards Industrial Corridor TIF.

The continued support for and development of manufacturers in the Back of the Yards is of vital importance for the creation of job growth and community progress. Please note the support of the Back of the Yards Neighborhood Council in this matter.

Please call me if you have any questions. 773-523-4416 ext. 103.

Sincerely,



Craig Chico
President and CEO, Back of the Yards Neighborhood Council

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

RESOLUTION NO. __ - CDC -

**AUTHORIZATION TO ENTER INTO A NEGOTIATED SALE WITH CHEMICAL
COMPOSITIONS, LLC FOR DISPOSITION OF THE PROPERTY LOCATED AT 1451
WEST 41ST STREET WITHIN THE STOCKYARDS INDUSTRIAL-COMMERCIAL
REDEVELOPMENT PROJECT AREA**

AND

**AUTHORIZATION TO NEGOTIATE A REDEVELOPMENT AGREEMENT WITH
CHEMICAL COMPOSITIONS, LLC**

AND

**RECOMMENDATION TO THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF CHEMICAL COMPOSITIONS, LLC AS DEVELOPER**

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 (the 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; 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 Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

WHEREAS, the City Council, upon the Commission's recommendation pursuant to the Act, enacted three ordinances on March 8, 1989 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Stockyards Industrial-Commercial Redevelopment Project Area (the "Area"), designated the Area as a redevelopment project area and adopted tax increment allocation financing for the Area. The street boundaries of the Area are described on Exhibit A hereto; and

WHEREAS, the City owns the property located at 1451 West 41st Street having the Property Identification Number(s) (PINs) 20-04-105-004 and 20-04-105-005 (the "Property") and desires that it be redeveloped for industrial use; and

WHEREAS, staff of the Department of Housing and Economic Development of the City of

Chicago (the "Department") have entered into discussions with Chemical Compositions, LLC (the "Developer") concerning the sale of the Property for the development of a chemical manufacturing facility and ancillary chemical tank storage facility; and

WHEREAS, the Developer has submitted a project budget and evidence of having the financial capacity to complete the project, and the staff of the Department have reviewed these and found them to be satisfactory; and

WHEREAS, the Developer has proposed to pay \$1.00 as consideration for the purchase of the Property, which is \$628,999 less than the appraised fair market value of \$629,000; and

WHEREAS, staff of the Department have determined that the Developer's proposal conforms to the Plan; and

WHEREAS, pursuant to Section 5/11-74.4-4(c) of the Act, the City may not enter into any agreement relating to the development of City-owned property 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, HED requests the authority of the Commission to make the required disclosure by publishing a public notice substantially in the form set forth as **Exhibit B** hereto (the "Notice") be published at least once for three consecutive weeks in at least one Chicago metropolitan newspaper, inviting alternative proposals from other developers who will have a period of not less than thirty (30) days after the first publication of the public notice in which to submit a responsive proposal; and

WHEREAS, HED requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that HED be authorized to negotiate, execute and deliver a redevelopment agreement with the Developer for the Project, if no responsive alternative proposals are received by HED within thirty (30) days after publication of the first Notice or, if alternative proposals are received and HED in its sole discretion determines that the Developer's Project is the best proposal; 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 HED to publish the Notice.

Section 3. The Commission hereby recommends to City Council that the Developer be designated as the developer for the Project and that HED be authorized to negotiate, execute and deliver on the City's behalf a redevelopment

agreement with the Developer for the Project, so long as no responsive alternative proposals are received by HED within the time recited above or, if alternative proposals are received and HED in its sole discretion determines that the Developer's Project is the best proposal.

- Section 4. HED is hereby authorized to advertise the City's intent to negotiate the sale and redevelopment of the Disposition Parcels and to request responsive alternative proposals.
- Section 5. Said proposals must be submitted in writing to Andrew J. Mooney, Commissioner, Department of Housing and Economic Development, Attn: John Molloy, City Hall- Room 1003, 121 North LaSalle Street, Chicago, Illinois 60602 within 30 days of the date of the first publication of the Notice and shall contain names of parties, offer prices for the Disposition Parcels, evidence of financial qualifications, and a timetable for redevelopment before said proposal will be considered.
- Section 6. In the event that no responsive proposals are received at the conclusion of the advertising period, or if alternative proposals are received and HED in its sole discretion determines that the Developer's Project is the best proposal, then the sale of the land described in Exhibit A shall be recommended to the City Council without further Commission action.
- Section 7. 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 8. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 9. This resolution shall be effective as of the date of its adoption.
- Section 10. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: _____, 201__

Attachments: Exhibit A, PINs and Street Addresses of Disposition Parcels and TIF Area Street Boundary Description

Exhibit B, Form of Notice Requesting Alternative Proposals

EXHIBIT A

Street Addresses and P.I.N.s of Disposition Parcels
and
Street Boundaries of the
Stockyards Industrial-Commercial Tax Increment Financing
Redevelopment Project Area

Address	P.I.N.
1451 West 41 st Street	20-05-104-004
	20-05-104-005

Tax Increment Financing Redevelopment Project Area

The Area is generally bounded by West Pershing Road on the north, South Racine Avenue on the east, West 47th Street on the south, and Damen Avenue on the west.

EXHIBIT B

PUBLIC NOTICE is hereby given by the Community Development Commission 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 Housing and Economic Development ("HED") intends to negotiate a redevelopment agreement with Chemical Compositions, LLC (the "Developer") pursuant to which the City intends to provide financial assistance to the Developer in the amount of \$2,250,000 or 17.4% of the total project budget from Stockyards Industrial-Commercial tax increment financing incremental tax revenues pursuant to the Act for eligible costs associated with Chemical Compositions, LLC development project (the "Project") to be located at 4100 S. Packers Ave. (the "Property"), located in the Stockyards Industrial-Commercial TIF Redevelopment Project Area (the "Area"). The Project will consist of the construction of a 59,468 square feet chemical manufacturing facility. The City also intends to negotiate a redevelopment agreement with the Developer for the sale of individual tax parcels, described in Schedule 1 attached hereto (the "Disposition Parcels"), for \$1.00. The Property and Disposition Parcels are located within the Area established pursuant to the Act, and the Project is in compliance with the Stockyards Industrial-Commercial TIF Redevelopment Plan. The Area is generally bounded as follows:

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

The documents listed below related to the Area, the Project and the Disposition Parcels are available for public inspection on or before Friday, December 9, 2011 at the offices of HED, Room 1003, 121 N. LaSalle, Chicago, Illinois between the hours of 9:00 a.m. and 4:00 p.m. Monday through Friday:

- (i) "Stockyards Industrial-Commercial Tax Increment Financing Redevelopment Project and Plan," which constitutes the City's redevelopment plan for the Area;
- (ii) a terms sheet showing all proposed material terms of the redevelopment agreements 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 Developer 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 agreements.

Please contact John Molloy at HED at (312) 744-7223 to review these materials and for information regarding the form required, if any, for proposals submitted to the City. Proposals shall include the general plan for the redevelopment of the Disposition Parcels, the names of the party or parties making the proposal, the price offered, evidence of financial qualifications and capacity to complete said redevelopment, and the timetable for implementation. The City reserves the right to reject any and all proposals. Proposals will be received by the City at HED's offices, Room 1000, City Hall, 121 N. LaSalle, Chicago, Illinois 60602, until Friday, January 13, 2012 at 1:00 p.m., at which time all alternative proposals will be opened and reviewed.

Laura Hassan, Vice Chairman
COMMUNITY DEVELOPMENT COMMISSION

Attach Schedule 1 - Disposition Parcels

SCHEDULE 1

The Disposition Parcels

Address	P.I.N.
1451 West 41 st Street	20-04-105-004
	20-04-104-005