

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CERTIFICATE

I, Jennifer Rampke, the duly authorized, qualified and Executive Secretary of the **Community Development Commission of the City of Chicago**, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the **Community Development Commission of the City of Chicago** at a Regular Meeting Held on the 14th Day of October 2003 with the original resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

Dated this 14th Day of October 2003


EXECUTIVE SECRETARY
Jennifer Rampke

03-CDC-77

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

RESOLUTION NO. 03 CDC -77

**AUTHORITY TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH
BISHOP PLAZA, L.L.C.
WITHIN THE
47TH/ASHLAND T.I.F. REDEVELOPMENT PROJECT AREA,**

AND

**TO RECOMMEND TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
THE DESIGNATION OF
BISHOP PLAZA, L.L.C.
AS THE 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 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 Resolution 01-CDC-112 and pursuant to the Act, enacted three ordinances on March 27, 2002 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the 47th/Ashland 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, Bishop Plaza, L.L.C. (the "Developer"), has presented to the City's Department of Planning and Development ("DPD") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the renovation and new construction of the 75,699 sf. Bishop Plaza Shopping Center (the "Project"); and

WHEREAS, DPD requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver a redevelopment agreement with the Developer for the Project; 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 recommends to City Council that the Developer 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.

Section 3. 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 4. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be effective as of the date of its adoption.

Section 6. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: October 14, 2003

Attachment: Exhibit A, Street Boundary Description

CITY OF CHICAGO
Community Development Commission
Department of Planning & Development
October 14, 2003

SUMMARY SHEET
Bishop Plaza, L.L.C.
47th/Ashland Redevelopment Project Area

Action

- Requested:** (1) Authorize the Department of Planning & Development (“DPD”) to negotiate a redevelopment agreement with Bishop Plaza, L.L.C. (the “Developer”) and/or an entity to be formed, for the use of tax increment financing bond proceeds and/or incremental tax revenues for the redevelopment of the property located at 4626-4636 and; 4642-44 and; 4649 South Bishop Street; and 1401 W. 46th Street, Chicago, IL 60609 (the “Property”), located within the boundaries of the 47th/Ashland Tax Increment Financing Redevelopment Project Area (the “Area”) and;
- 2) Recommend to the City Council of the City of Chicago (the “City”) the designation of Bishop Plaza, L.L.C. as the Developer of the property within the Area.

Project: The Developer intends to renovate and redevelop the existing Bishop Plaza Shopping Center, which is the first project to go before the CDC. The project involves the renovation of the 56,309 sf. former Jewel store (building “A”); the addition of a new 6,000 square foot building (building “B”); facade improvements of the existing 13,390 square foot building (building “C”); and EPA repairs. Building A will have 3 proposed tenants: Bally’s Health Club, Farmers Best, and one smaller tenant (interest letters from Lot Stores, Dots, Dollar & Linen, Simply Fashions, and Unique Thrift Stores). Building B (6,000 s.f. addition) will be leased to Cole Taylor Bank, which will move into that larger space when it’s completed. This building will have additional space for four more tenants. Building C is leased to: Motive Auto, U.S. Post Office, Chinatown Kitchen, Illinois Dept. of Corrections, Al’s Beauty Supply and 980 s.f. is leased to Cole Taylor Bank as a short 2 year term lease. The buildings are predominantly red brick. The top part of the buildings will be dyed concrete with standing seam steel. There will be concrete steel columns and supporting canopies as design to lift the vertical elements and to detract the long horizontal box line. A minor amount of dryvit will be on the top part of the buildings for signage.

S. Bishop St. between 46th St. and 47th St. is classified as an unimproved City street and will be upgraded. CDOT, DPD and the Budget Dept. are determining available funding sources for this \$400,000 improvement, which could include TIF assistance. This improvement is not considered direct assistance to the overall project as it will

provide improved access to a small industrial area to the north of the project and to existing homes on the westside of S. Bishop St. The total project cost of the development is \$8,250,000 (exclusive of the S. Bishop St. improvement). The total amount of redeveloped commercial space will be approximately 75,699 square feet, including 214 parking spaces.

Location: 4626-4636 and; 4642-44 and; 4649 South Bishop Street; and 1401 W. 46th Street, Chicago, IL 60609, within the 47th/Ashland Redevelopment Project Area. The rectangular site is generally bounded by 46th Street on the north, 47th Street on the south, railroad spur servicing the Stockyards Industrial Park and a commercial store on the east, and an alley between Bishop and Laflin Street on the west.

Site Area: 4.63 Acres

Developer: The proposed developer of the project is Bishop Plaza, L.L.C., an Illinois Limited Liability Company. The L.L.C. is comprised of James E. Matanky (50%), and James A. Raff (50%). Each has extensive experience in commercial real estate development and management. Matanky Realty Group has developed, managed and leased shopping centers for nearly 50 years. Their experience includes: Chicago & Kedzie Plaza- 115,000 s.f. in Chicago, Illinois; Grand Boulevard Plaza- 200,000 s.f. in Chicago, Illinois; Jeffery Plaza- 35,000 s.f. in Chicago, Illinois; Hazel Crest Center- 85,000 s.f. in Hazel Crest, Illinois; Orchard Park Plaza- 115,000 s.f. in Park Forest, Illinois; and Olympia Plaza- 130,000 s.f. in Chicago Heights, Illinois.

Assistance: \$ 2,200,000 in tax increment financing assistance.

Sales Price: \$1,420,000 on 12/31/01 (private transaction).

Zoning: A Planned Development for the property was recommended for approval by the Plan Commission on June 12, 2003.

Ward & Alderman: 3rd Ward/Alderman Dorothy Tillman

Issues: N/A

Public Benefits: Improvement of a vacant site
The Developer will redevelop a partially vacant shopping center that will stimulate the adjacent existing and future commercial retail development and after 10 years, return a food store to the site to serve the community residents.

Taxes

Based upon an analysis provided by the Developer, the Project will generate a substantial increase in the real estate taxes on the Property. The analysis estimates an increase from the current level of approximately \$94,131 to \$361,084 in 2005 at full assessment.

Jobs

The Project is anticipated to retain its current employment levels, estimated at approximately 20 existing full time equivalent ("FTE") positions, and that the additional development is anticipated to create approximately 100 new ("FTE") positions. The Mayors Office of Workforce Development ("MOWD") has been informed and will work with the developer to hire from the community. In addition, notification has been provided to 8 M/WBE contractor's association via certified mail.

Prevailing Wage, M\WBE, City Residency

The Developer has agreed to comply with all City ordinances regarding Prevailing Wage, M/WBE and City Residency.

M\WBE: The Developer intends to comply with the City's M\WBE requirements. The Developer has previously mailed certified letters to the eight M/WBE contractor associations, notifying them of this project and evidence is included in the CDC package. The Developer has provided a summary of its experience and its plan of action for this redevelopment. The summary is attached to the Staff Report.

Community

Outreach: The community, including Alderman Tillman, and the Back of the Yards Business Association have expressed their support for the project.

CITY OF CHICAGO
Community Development Commission
Department of Planning & Development
October 14, 2003

STAFF REPORT
Bishop Plaza, L.L.C.
47th/Ashland Redevelopment Project Area

MR. CHAIRMAN AND MEMBERS OF THE COMMISSION:

The Resolution before you requests that the Community Development Commission authorize the Department of Planning & Development ("DPD") to publish a notice of its intention to negotiate a redevelopment agreement with Bishop Plaza, L.L.C. (the "Developer") and/or an entity to be formed, for the use of tax increment financing bond proceeds and/or incremental tax revenues for the redevelopment of the property located at 4626-4636 and; 4642-44 and; 4649 South Bishop Street; and 1401 W. 46th Street (the "Property"). The Resolution also asks you to recommend to the City Council of the City of Chicago the designation of Bishop Plaza, L.L.C. as the Developer.

Purpose of Resolution

To provide Tax Increment Financing assistance for the redevelopment of a deteriorated shopping center located within the 3rd Ward.

Background

The property to be developed is located within the 47th/Ashland Tax Increment Financing Redevelopment Project Area (the "Area"), which was established by the City Council on March 27, 2002. The Area is generally bounded by West 41st Street on the north, Racine Avenue on the east, the alley south of West 51st Street on the south, and the Pennsylvania Central/B & O Railroad rights-of-way on the west.

The site proposed for redevelopment is located at 4626-4636 and; 4642-44 and; 4649 South Bishop Street; and 1401 W. 46th Street and is known as the Bishop Plaza Shopping Center. The proposed site is generally bounded by 46th Street on the north, 47th Street on the south, railroad spur servicing the Stockyards Industrial Park and a commercial store on the east, and an alley between Bishop and Laflin Street on the west.

This predominantly vacant site is an important anchor for revitalization of the 47th Street commercial strip east of Ashland Avenue. Bishop Street is an old WPA street without curbs or gutters. The Jewel store (Bldg. A) was closed in the mid 1990s. On December 31, 2001, James Matanky purchased the vacant Jewel building for \$1,420,000. Over the years, the large vacant store has attracted vandalism, prostitution and homeless.

Development Project

Proposed Developer

The proposed developer of the project is Bishop Plaza, L.L.C., an Illinois Limited Liability Company. The L.L.C. is comprised of James E. Matanky (50%), and James A. Raff (50%). Each has extensive experience in commercial real estate development and management. Matanky Realty Group has developed, managed and leased shopping centers for nearly 50 years. Their experience includes: Chicago & Kedzie Plaza- 115,000 s.f. in Chicago, Illinois; Grand Boulevard Plaza- 200,000 s.f. in Chicago, Illinois; Jeffery Plaza- 35,000 s.f. in Chicago, Illinois; Hazel Crest Center- 85,000 s.f. in Hazel Crest, Illinois; Orchard Park Plaza- 115,000 s.f. in Park Forest, Illinois; and Olympia Plaza- 130,000 s.f. in Chicago Heights, Illinois.

Proposed Development Team

The law firm of Shefsky and Froelich, Chicago Associates Planners and Architects complete the development team.

Proposed Project

The Developer intends to renovate and redevelop the existing Bishop Plaza Shopping Center, which is the first project to go before the CDC. The project involves the renovation of the 56,309 sf. former Jewel store (building "A"); the addition of a new 6,000 square foot building (building "B"); facade improvements of the existing 13,390 square foot building (building "C"); and EPA repairs. Building A will have 3 proposed tenants: Bally's Health Club, Farmers Best, and one smaller tenant (interest letters from Lot Stores, Dots, Dollar & Linen, Simply Fashions, and Unique Thrift Stores). Building B (6,000 s.f. addition) will be leased to Cole Taylor Bank, which will move into that larger space when it's completed. This building will have additional space for four more tenants. Building C is leased to: Motive Auto, U.S. Post Office, Chinatown Kitchen, Illinois Dept. of Corrections, Al's Beauty Supply and 980 s.f. is leased to Cole Taylor Bank as a short 2 year term lease. The buildings are predominantly red brick. The top part of the buildings will be dyed concrete with standing seam steel. There will be concrete steel columns and supporting canopies as design to lift the vertical elements and to detract the long horizontal box line. A minor amount of dryvit will be on the top part of the buildings for signage.

S. Bishop St. between 46th St. and 47th St. is classified as an unimproved City street and will be upgraded. CDOT, DPD and the Budget Dept. are determining available funding sources for this \$400,000 improvement, which could include TIF assistance. This improvement is not considered direct assistance to the overall project as it will provide improved access to a small industrial area to the north of the project and to existing homes on the westside of S. Bishop St. The total project cost of the development is \$8,250,000 (exclusive of the S. Bishop St. improvement). The total amount of redeveloped commercial space will be approximately 75,699 square feet, including 214 parking spaces.

A Planned Development for the property was recommended for approval by the Plan Commission on June 12, 2003.

The City intends to negotiate a redevelopment agreement with Bishop Plaza, L.L.C. for an amount

of TIF assistance equal to the lesser of \$2,200,000 or 26.67% of the total project budget from incremental tax revenues or bond proceeds secured by incremental tax revenues. This assistance will be paid in the form of a taxable Developer's Note. The IRR for the project with TIF assistance is 12.51% and without TIF assistance, the IRR would be negative. The Developer will comply with all City requirements, including M\WBE, Prevailing Wage and City Residency. The amount of TIF assistance is based on the total project budget of \$8,250,000.

Sources of Funds

Equity	\$ 1,450,000
Lender Financing	\$ 4,600,000
<u>TIF Subsidy*</u>	<u>\$ 2,200,000</u>
Total	\$ 8,250,000

Uses of Funds

Acquisition former Jewel (Bldg. A)	\$ 1,420,000
<u>Hard Costs</u>	
Renovation former Jewel (Bldg. A)	\$ 1,319,921
Tenant Improvements former Jewel	\$ 1,931,840
Site Improvements	\$ 493,238
6,000 s.f. new construction	
inc. vanilla box and greenroof (Bldg. B)	\$ 635,000
EPA Repairs	\$ 140,000
Construction Contingency	\$ 464,051
Facade and new roofing (Bldg. C)	\$ 120,510
<u>Sub-Total</u>	<u>\$ 5,104,560</u>
Architecture, engineering, permits & fees	\$ 464,051
Developer Fee	\$ 232,025
Title, escrow, survey & legal	\$ 60,000
Commission	\$ 85,200
Financing/Carrying Costs	\$ 652,000
Construction period R.E. taxes	\$ 150,000
Soft Costs Contingency	\$ 82,164
<u>Total</u>	<u>\$ 8,250,000</u>

*** The TIF assistance is not upfront funding, an equivalent amount must be provided by the developer in the form of equity or lender financing.**

Conformance with Plan

The proposed redevelopment is in conformance with the land use goals and objectives of the 47th/Ashland Redevelopment Project Area Plan. The Plan proposes commercial, residential (including affordable), and mixed-use residential/commercial space uses on this site.

Community Outreach

The community, including Alderman Tillman, and the Back of the Yards Business Association have expressed their support for the project.

Public Benefits

Improvement of a vacant site

The Developer will redevelop a partially vacant shopping center that will stimulate the adjacent existing and future commercial retail development and after 10 years, return a food store to the site to serve the community residents.

Taxes

Based upon an analysis provided by the Developer, the Project will generate a substantial increase in the real estate taxes on the Property. The analysis estimates an increase from the current level of approximately \$94,131 to \$361,084 in 2005 at full assessment.

Jobs

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Prevailing Wage, M\WBE, City Residency

The Developer intends to comply with the City's M\WBE requirements. The Developer has previously mailed certified letters to the eight M/WBE contractor associations, notifying them of this project and evidence is included in the CDC package. The Developer has provided a summary of its experience and its plan of action for this redevelopment. The summary is attached to the Staff Report.

Recommendations

The Department of Planning & Development recommends that the Community Development Commission to:

- (1) Authorize the Department of Planning & Development ("DPD") to negotiate a redevelopment agreement with Bishop Plaza, L.L.C. (the "Developer") and/or an entity to be formed, for the use of tax increment financing bond proceeds and/or incremental tax revenues for the redevelopment of the property located at 4626-4636 and; 4642-44 and; 4649 South Bishop Street; and 1401 W. 46th Street, Chicago, IL 60609 (the "Property"), located within the boundaries of the 47th/Ashland Tax Increment Financing Redevelopment Project Area (the "Area") and;
- 2) Recommend to the City Council of the City of Chicago (the "City") the designation of Bishop Plaza, L.L.C. as the Developer of the property within the Area.

Attachments:

- A) TIF Boundary Map
- B) Site Plan Map
- C) Elevations
- D) M/WBE Certified Mail Receipts
- E) Term Sheet
- F) Letter of Support

Attachment A

TIF Boundary Map

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

Exhibit A

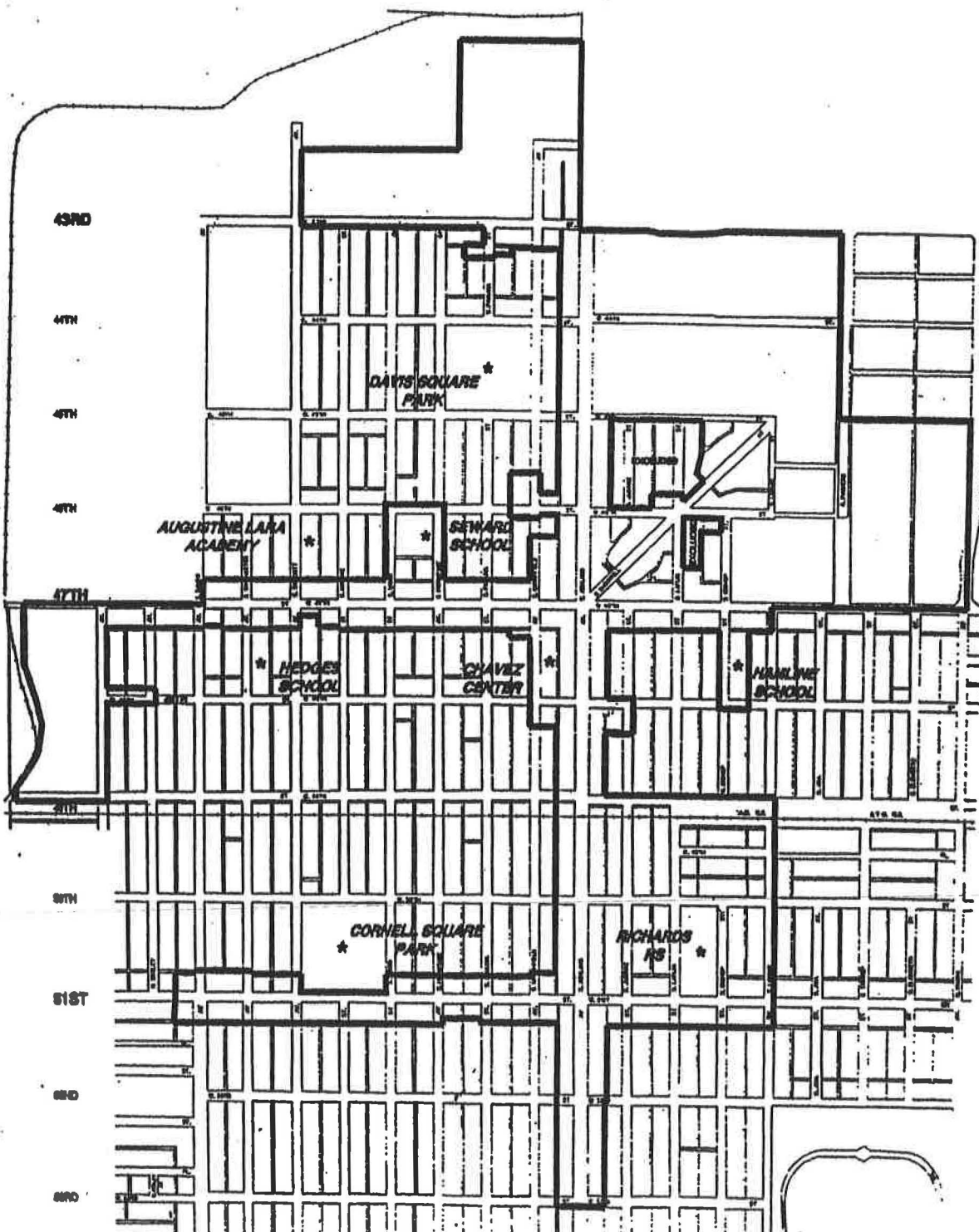
LEGEND

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

SEPTEMBER 8, 2001



FGV Urban Consulting



S. 62ND ST. 60TH 59TH 58TH 57TH 56TH 55TH 54TH 53TH 52TH 51ST 50TH 49TH 48TH 47TH 46TH 45TH 44TH 43RD

MOYNE SEELY DAMEN WASHINGTON VOLLOTT MONROE WOOD HERMANN PALM WASHINGTON ASHLAND JUSTINE LAFAYETTE BERKLEY LOCUST N. PINE LEXINGTON LACINE

Attachment B

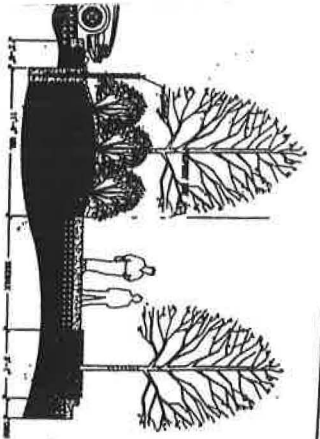
Site Plan Map



MALTANICY REALTY GROUP

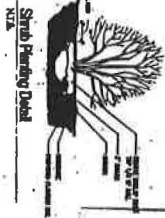
CONSULTANT
MALTANICY REALTY GROUP
1000 N. LAUREL ST. SUITE 200
CHICAGO, IL 60610
TEL: 312.467.1234
WWW.MALTANICYREALTY.COM

STREET FRONTAGE TYPICAL SECTION



As shown by Owner

Proposed landscaping plan for the building frontage shown on the attached plan for the project at 477 N. Bishop St., Chicago, IL 60610. The plan shows the proposed landscaping plan, including trees, shrubs, and ground cover. The plan is subject to the approval of the City of Chicago, Department of Public Works, and the Department of Transportation. The plan is also subject to the approval of the City of Chicago, Department of Public Works, and the Department of Transportation. The plan is also subject to the approval of the City of Chicago, Department of Public Works, and the Department of Transportation.



Shrub Planting Detail



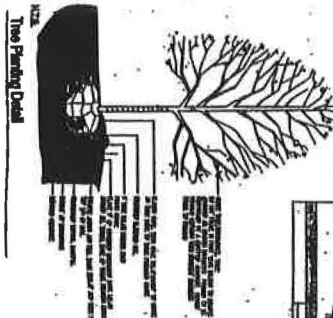
Perennial Planting Detail

LANDSCAPE NOTES

1. All plants shall be installed in accordance with the Chicago Planting Code. The Chicago Planting Code is available at the following URL: <http://www.cityofchicago.org/transportation/transportation/landscaping/landscapingcode>

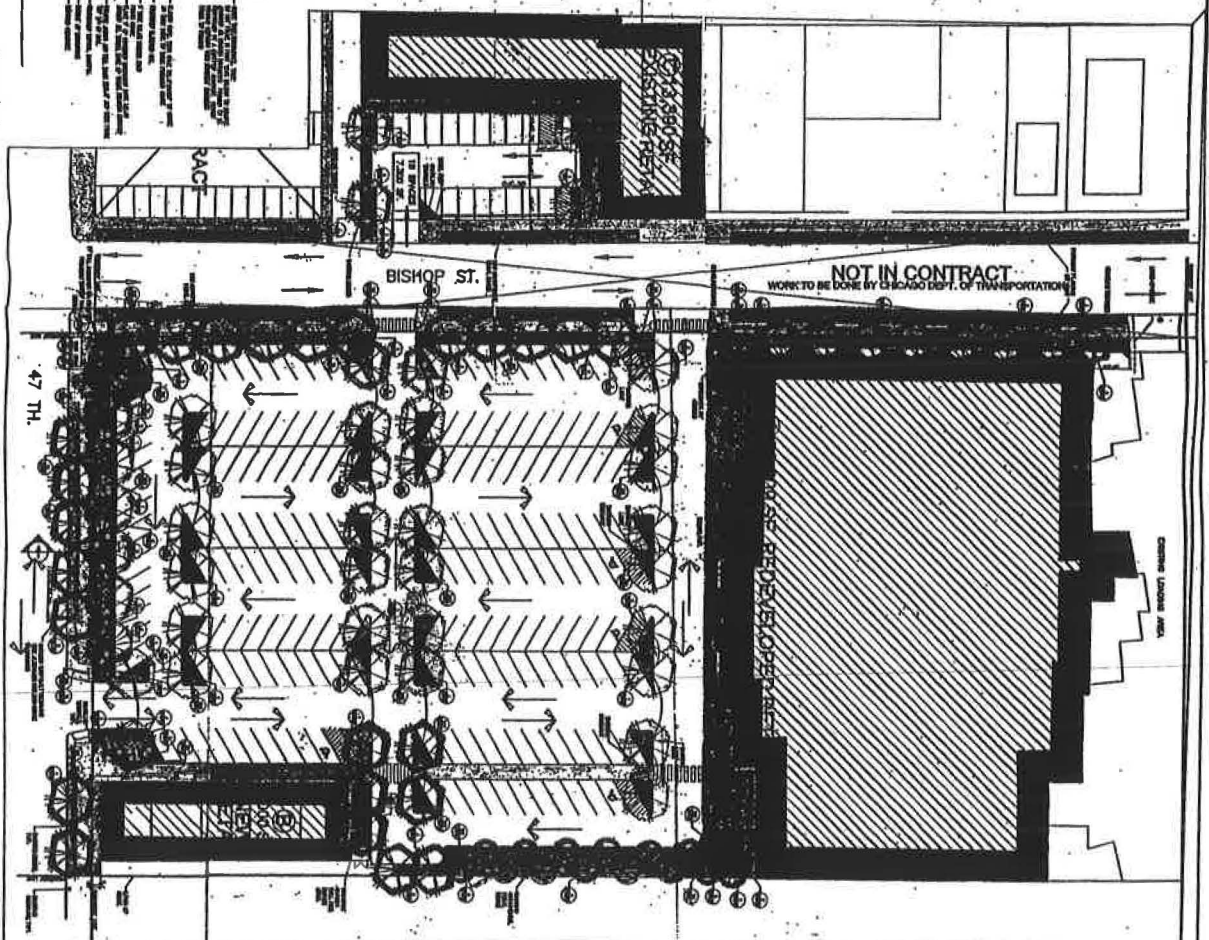
LANDSCAPE NOTES

PLANT NAME	QUANTITY	INSTALLATION
1. 12" x 18" x 18" Tree	10	10/20/20
2. 12" x 18" x 18" Tree	10	10/20/20
3. 12" x 18" x 18" Tree	10	10/20/20
4. 12" x 18" x 18" Tree	10	10/20/20
5. 12" x 18" x 18" Tree	10	10/20/20
6. 12" x 18" x 18" Tree	10	10/20/20
7. 12" x 18" x 18" Tree	10	10/20/20
8. 12" x 18" x 18" Tree	10	10/20/20
9. 12" x 18" x 18" Tree	10	10/20/20
10. 12" x 18" x 18" Tree	10	10/20/20
11. 12" x 18" x 18" Tree	10	10/20/20
12. 12" x 18" x 18" Tree	10	10/20/20
13. 12" x 18" x 18" Tree	10	10/20/20
14. 12" x 18" x 18" Tree	10	10/20/20
15. 12" x 18" x 18" Tree	10	10/20/20
16. 12" x 18" x 18" Tree	10	10/20/20
17. 12" x 18" x 18" Tree	10	10/20/20
18. 12" x 18" x 18" Tree	10	10/20/20
19. 12" x 18" x 18" Tree	10	10/20/20
20. 12" x 18" x 18" Tree	10	10/20/20
21. 12" x 18" x 18" Tree	10	10/20/20
22. 12" x 18" x 18" Tree	10	10/20/20
23. 12" x 18" x 18" Tree	10	10/20/20
24. 12" x 18" x 18" Tree	10	10/20/20
25. 12" x 18" x 18" Tree	10	10/20/20
26. 12" x 18" x 18" Tree	10	10/20/20
27. 12" x 18" x 18" Tree	10	10/20/20
28. 12" x 18" x 18" Tree	10	10/20/20
29. 12" x 18" x 18" Tree	10	10/20/20
30. 12" x 18" x 18" Tree	10	10/20/20
31. 12" x 18" x 18" Tree	10	10/20/20
32. 12" x 18" x 18" Tree	10	10/20/20
33. 12" x 18" x 18" Tree	10	10/20/20
34. 12" x 18" x 18" Tree	10	10/20/20
35. 12" x 18" x 18" Tree	10	10/20/20
36. 12" x 18" x 18" Tree	10	10/20/20
37. 12" x 18" x 18" Tree	10	10/20/20
38. 12" x 18" x 18" Tree	10	10/20/20
39. 12" x 18" x 18" Tree	10	10/20/20
40. 12" x 18" x 18" Tree	10	10/20/20
41. 12" x 18" x 18" Tree	10	10/20/20
42. 12" x 18" x 18" Tree	10	10/20/20
43. 12" x 18" x 18" Tree	10	10/20/20
44. 12" x 18" x 18" Tree	10	10/20/20
45. 12" x 18" x 18" Tree	10	10/20/20
46. 12" x 18" x 18" Tree	10	10/20/20
47. 12" x 18" x 18" Tree	10	10/20/20
48. 12" x 18" x 18" Tree	10	10/20/20
49. 12" x 18" x 18" Tree	10	10/20/20
50. 12" x 18" x 18" Tree	10	10/20/20



Tree Planting Detail

2 LANDSCAPE PLAN



NOT IN CONTRACT
WORK TO BE DONE BY CHICAGO DEPT. OF TRANSPORTATION

LANDSCAPE PLAN

47 TH

BISHOP ST.

EXISTING SITE

PROPOSED LANDSCAPE

PROPOSED BUILDING FOOTPRINT

PROPOSED DRIVEWAY

PROPOSED SIDEWALK

PROPOSED PLANTING

PROPOSED MULCH

PROPOSED SOIL

PROPOSED IRRIGATION

PROPOSED LIGHTING

PROPOSED FURNITURE

PROPOSED SIGNAGE

PROPOSED ART

PROPOSED WATER

PROPOSED AIR

PROPOSED SOUND

PROPOSED VIBRATION

PROPOSED POLLUTION

PROPOSED CLIMATE

PROPOSED ECOSYSTEM

PROPOSED BIODIVERSITY

Attachment C

Elevations

