

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 13th Day of September 2005 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 13th Day of September 2005

Jennifer Rampke
EXECUTIVE SECRETARY
Jennifer Rampke

05-CDC-89

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

RESOLUTION NO. 05 - CDC - 89

**AUTHORITY TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH
LOYOLA UNIVERSITY CHICAGO
WITHIN THE
DEVON / SHERIDAN TIF REDEVELOPMENT PROJECT AREA,**

AND

**TO RECOMMEND TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
THE DESIGNATION OF
LOYOLA UNIVERSITY CHICAGO
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 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 Resolution 04-CDC-10 and pursuant to the Act, enacted three ordinances on March 31, 2004 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Devon / Sheridan 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, Loyola University Chicago (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 rehabilitation of the Rogers Park Campus (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: September 13, 2005

Attachment: Exhibit A, Street Boundary Description

**CITY OF CHICAGO
COMMUNITY DEVELOPMENT COMMISSION
SEPTEMBER 13, 2005**

SUMMARY SHEET

Action Requested: Request the authority for the Department of Planning and Development to negotiate a redevelopment agreement with Loyola University Chicago, within the Devon / Sheridan TIF Redevelopment Project Area; and to recommend to the City Council of the City of Chicago, the designation of Loyola University Chicago as the developer.

Project & Type: Rehabilitation of Loyola University's Lake Shore Campus to include extensive work on the historic Mundelein Center and several nearby buildings. The University will also make traffic and other improvements to increase safety and to beautify the campus. The University will also acquire the nearby Root Photography Building and renovate it.

Location: 1012-28 W. Sheridan Road and the vicinity, in the Devon / Sheridan TIF Redevelopment Project Area

Developer: Loyola University Chicago, (" the University")

Assistance: Payment will be made on a pay-as-you-go basis without interest over the remaining life of the Devon / Sheridan TIF (2027) for a total of \$46,023,911, or \$20,400,000 in today's dollars. This amount is equivalent to 24% of the total project cost in today's dollars.

Alderman/Ward: Alderman Joe Moore, 49th Ward

Public Benefits:

- Developer is working with MOWD for job training and placement
- Creation of 1,230 full-time construction jobs
- Landmarking and renovation of an Historic building
- Improve pedestrian friendliness and traffic safety
- Creation and expansion of a performing arts and community center for the area

MBE/WBE: The Developer will comply with all requirements regarding the use of minority and women-owned businesses and has been referred to the City's WBE/MBE online directory.

Community Outreach: This project is supported by Alderman Joe Moore in whose ward the project is located and Alderman Patrick O'Connor of the adjacent ward as well as the Rogers Park Community Council and DevCorp North.

Issues: None known

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

SEPTEMBER 13, 2005

STAFF REPORT

MADAM CHAIRMAN AND MEMBERS OF THE COMMISSION

The resolution before the Commission requests the following action:

Request authority to negotiate a redevelopment agreement with Loyola University Chicago for the use of incremental taxes and/or tax increment financing bond proceeds for the redevelopment of property generally located within the Devon / Sheridan TIF Redevelopment Project Area.

PURPOSE OF THE RESOLUTION

The purpose of the resolution is to provide TIF assistance to the Loyola University Chicago in order to assist in a major renovation of their lake shore campus. Included in the renovation is the gut rehabilitation of the Mundelein Center, and other campus structures, and for construction aimed at improving pedestrian traffic flow and safety.

BACKGROUND

The redevelopment project is located in the Devon / Sheridan TIF which was established on March 31, 2004. Loyola University will front fund the project and future payments will be disbursed on a pay-as-you-go basis. Instead of receiving area-wide increment the University has agreed to be reimbursed by increment generated through the future development of university-owned property on or adjacent to the lake shore campus. Future campus improvements will be negotiated through an extensive public process involving the alderman, community groups and the developer. Future campus developments which lie in Planned Development #34 and the Lakefront protection ordinance will receive extensive review by the City and will be reviewed and approved by the Chicago Plan Commission. The overall lake shore campus improvement plans will be accomplished over a five year period

PROJECT SUMMARY

A. Developer

Loyola University Chicago is a private co-educational, religious-affiliated university established in Chicago in 1870 as Saint Ignatius College. Today Loyola has an enrollment of almost 14,000 students, comprised of 8,500 undergraduates and 5,500 graduate students. The University has nine colleges spread over four campuses, the largest of which is the Lake Shore

Campus in the Rogers Park neighborhood. The Lake Shore Campus consists of more than 50 acres of property along Lake Michigan.

The Lake Shore Campus, established in 1909, is home to the College of Arts and Sciences, The Graduate School, the Marcella Niehoff School of Nursing and the School of Education. Architecturally significant buildings are found throughout the campus including the Mundelein Center which was formerly the tallest building in Chicago.

Enrollment has been at record levels for the past five years. The overall increase can be attributed to the increase in freshman and graduate students at the Lake Shore campus. In 2003, Loyola welcomed 1,915 first-year students, the largest ever freshman class in University history.

B. Proposed Project

The Developer would be given the lesser of \$20,400,000 in TIF assistance or 24% of the total project cost, which currently is estimated at \$85 million. The bulk of the project deals with the renovation of the Mundelein Center at a cost of \$62,250,000. While renovation of the Mundelein Center is the catalyst for this redevelopment initiative, the project involves the rehabilitation of several buildings on the Lake Shore Campus as well as street improvements and landscaping. In conjunction with this project the University has agreed to Chicago Landmark Designation for the Mundelein Center.

Mundelein Center

The bulk of the budget or \$62,250,000 will be dedicated to the renovation of the Mundelein Center located at 1012-28 W. Sheridan Road. This 14-story building was built in 1929 and is on the National Register of Historic Buildings. In conjunction with the current redevelopment project the University has agreed to make the building a Chicago landmark. The University will restore historically significant ornamentation on both the exterior and interior of the building.

The building suffers from functional and economic obsolescence and needs extensive repair. The building's mechanical and infrastructure systems are outdated and the interior space is poorly utilized. In fact, about 25% of the building has fallen into total disuse due to an inadequate floor plate and access issues. Grossly inadequate elevator service will be enhanced and a sprinkler system and other life safety systems will be installed. The building has 15 roofs due to numerous setbacks and several of those leak and will be repaired. In addition, a 25% green roof will be added per DPD guidelines. The foundation will be waterproofed and electrical and HVAC improvements will be made. The building will be made ADA compliant and material containing asbestos will be removed. The auditorium will be renovated and the physical fitness areas reconfigured.

The performing and fine arts program will be relocated to the Mundelein Center and expanded which will enhance the cultural amenities for the area. The renovated Mundelein Center will continue to provide space for other community non-profit organizations like the Lira Ensemble, Company Magazine and other groups that are in discussions with the University about becoming residents as part of the redevelopment.

Piper Hall

Recently, the original exterior of Vermont marble was cleaned and tuckpointed and the tile roof was removed, cleaned and reinstalled following removal of asbestos underlayment. The building's

lakefront porch was rebuilt and restored with Vermont marble and a new west entrance completed. In addition, the building, which was built in 1905 is now completely ADA compliant. On the interior, the first floor and grand staircase has been restored. The building's lower level and second floor was renovated for program reasons to house the Ann Ida Gannon Center for Women in Leadership and the Mundelein College archives. The first floor will be used for entertainment and internal and community meeting space.

Coffey Hall

Coffey Hall, located between Piper Hall and the Mundelein Center, requires major exterior restoration and the addition of architectural features to be consistent with the architecture of Piper Hall and the Mundelein Center. The interior great room space and all interior rooms require new plumbing, electrical, HVAC and major interior decorating improvements.

Flanner Hall

Flanner Hall is used as the chemistry building and is located immediately adjacent to the new Quinlan Science Education and Research Facility and connected internally. Flanner was constructed in the 1960s with beige masonry and precast and is being refurbished and coated with masonry/limestone stain to more closely reflect the color and style of the Quinlan Science Center.

Streetscape and Other Public Improvements

New lighting and sidewalks will be installed from the Sheridan CTA station overpass east to the Lakefront including the area around the Sullivan Center. Marked intersection crosswalks will be placed at the Sheridan/Winthrop and Sheridan/Kenmore traffic lights to increase pedestrian safety.

1131 West Sheridan Road (Root Photography Building)

This property is to be acquired by Loyola in order to relocate programs from Phase I Loyola Station redevelopment site and make necessary improvements to the 20,000 square foot building to accommodate the academic fine arts program, including replacing building facade to be consistent with other recent University construction along this corridor.

DEAL STRUCTURE

The Developer is requesting TIF assistance because of the extremely high costs associated with renovation of the historic Mundelein Center. As a non-profit institution, Loyola will not be eligible to benefit from any Federal, State, or City tax incentive programs which might otherwise be available to reduce the renovation costs.

The City, through the Department of Planning and Development (DPD), is planning to reimburse the developer for TIF-eligible costs for a maximum of 24% of the total project costs now estimated at \$85,000,000. Payment will be made on a pay-as-you-go basis without interest over the remaining life of the Devon/Sheridan TIF District (2027) for a total of \$46,023,911. This amount would be equivalent to \$20,400,000 in today's dollars or 24% of the total project cost.

Below is a Sources and Uses table.

Sources and Uses

Summary of Sources:

	Percentage of Total Development Cost (TDC)
Developer Equity	\$85,000,000
Total Sources	\$85,000,000

Summary of Uses:

Mundelein Center	
Construction Costs	\$45,800,000
Soft Costs, Abatement Costs & Furnishings	13,100,000
Acquisition	1,750,000
Financing Costs	1,100,000
Green Roof	500,000
Piper Hall Renovation	6,000,000
Coffey Hall Renovation	6,000,000
Flanner Hall Renovation	5,300,000
Streetscape, Landscaping and Other Public Improvements	3,325,000
1131 W. Sheridan Acquisition & Renovation	2,125,000
Total Uses:	\$85,000,000

CONFORMANCE WITH THE REDEVELOPMENT PLAN:

The Project is consistent with the land uses and goals of the Devon / Sheridan Tax Increment Financing District Redevelopment Plan. It contributes to the furtherance of several goals as outlined in the plan including; facilitating the rehabilitation of historically significant buildings, improving the Sheridan Road streetscapes to enhance pedestrian friendliness, improving traffic flow, cultivating new leisure and cultural opportunities, and encouraging green elements in rehabilitation projects.

COMMUNITY OUTREACH:

Alderman Joe Moore and Alderman Patrick O'Connor have submitted letters of support as has the Rogers Park Community Council and DevCorp North.

PUBLIC BENEFITS

A. Project Benefits

The Project will offer the following public benefits:

- Developer is working with MOWD for job training and placement
- Creation of 1,230 full-time construction jobs
- Landmarking and renovation of an Historic building
- Improve pedestrian friendliness and traffic safety
- Creation and expansion of a performing arts and community center for the area

B. M/WBE Benefits

Loyola University Chicago will fully comply with the City of Chicago's minority and women-owned business policy.

RECOMMENDATION:

In conclusion, the Department of Planning and Development recommends that the CDC approve the resolution authorizing the Department to negotiate a redevelopment agreement with Loyola University Chicago for the use of incremental taxes and/or tax increment financing bond proceeds for the redevelopment of property generally located within the Devon / Sheridan TIF Redevelopment Project Area.

TERM SHEET

The project includes interior and exterior renovation of the Mundelein Center located at 1012-28 W. Sheridan Road. The interior renovation includes improvements to the vertical transportation, electrical systems, and plumbing, and reconfiguration of the interior spaces for use as a center for fine and performing arts. Exterior improvements include roof repair and installation of a green roof. Other project elements include interior and exterior renovations to Piper Hall, and Coffey Halls, exterior work on Flanner Hall, and assorted streetscape, infrastructure improvements on Sheridan Road in the vicinity of the Mundelein Center, and acquisition of the property at 1131 W. Sheridan Rd..

The City, through the Department of Planning and Development (DPD), is planning to reimburse the developer for TIF-eligible costs for a maximum of 24% of the total project costs now estimated at \$85,000,000. Payment will be made on a pay-as-you-go basis without interest over the remaining life of the Devon/Sheridan TIF District (2027) for a total of \$46,023,911. This amount would be equivalent to \$20,400,000 in today's dollars, or 24% of the total project cost.

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1131 W. Sheridan Acquisition & Renovation	2,125,000
Total Uses:	\$85,000,000



**EXISTING TAX INCREMENT
FINANCING DISTRICT**

Devon/Sheridan



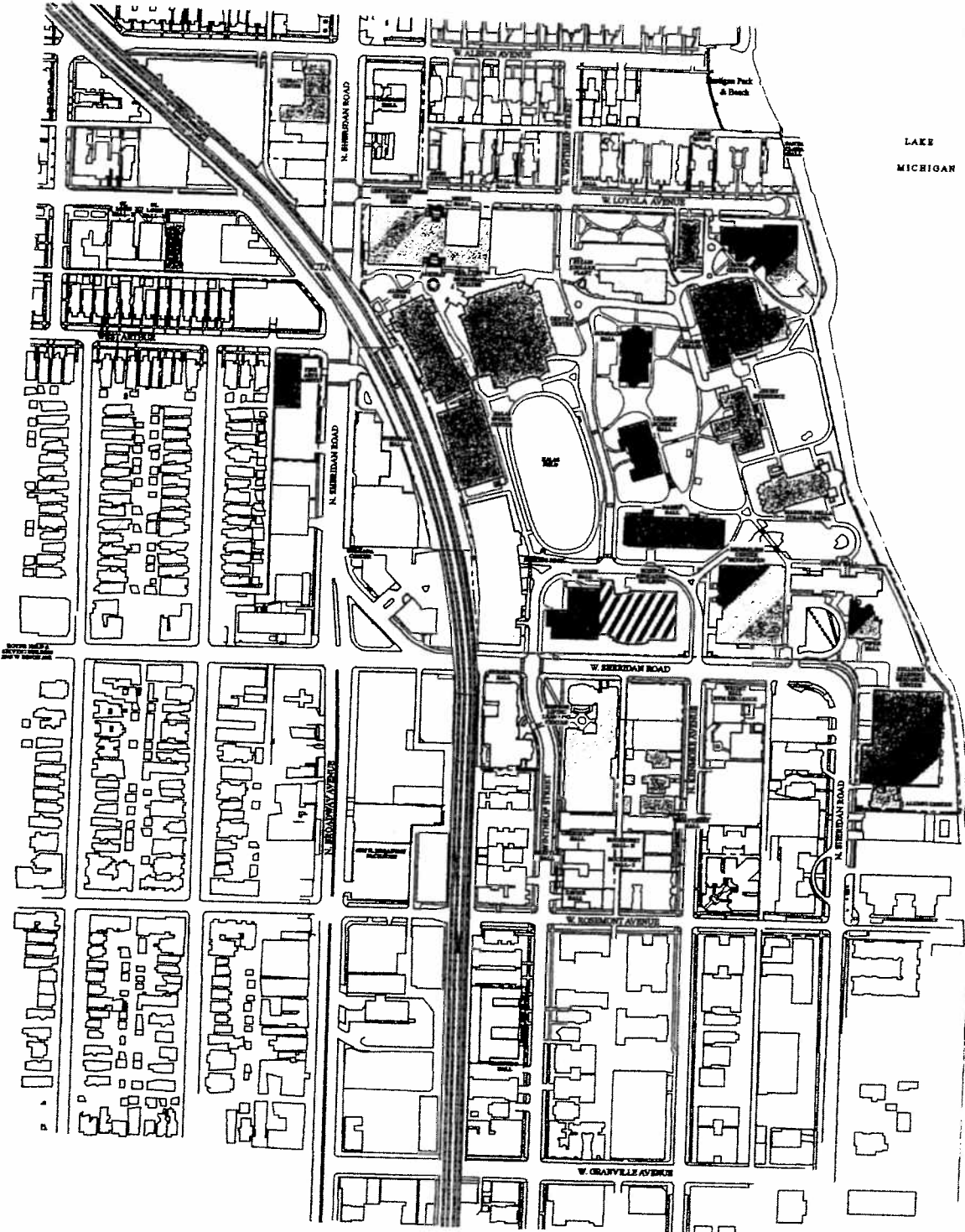
**CITY OF CHICAGO
RICHARD M. DALEY
MAYOR**

**DEPARTMENT OF PLANNING
AND DEVELOPMENT
DENISE M. CARLSON, P.E.
COMMISSIONER**



PREDOMINANT BUILDING USE

February draft



LOYOLA UNIVERSITY CHICAGO - LAKE SHORE CAMPUS

CAMPUS PLAN 2004



- ACADEMIC
- ADMINISTRATION
- STUDENT LIFE

- STUDENT HOUSING
- SPECIAL HOUSING
- ATHLETIC

- LIBRARY
- PHYSICAL PLANT
- SPECIAL

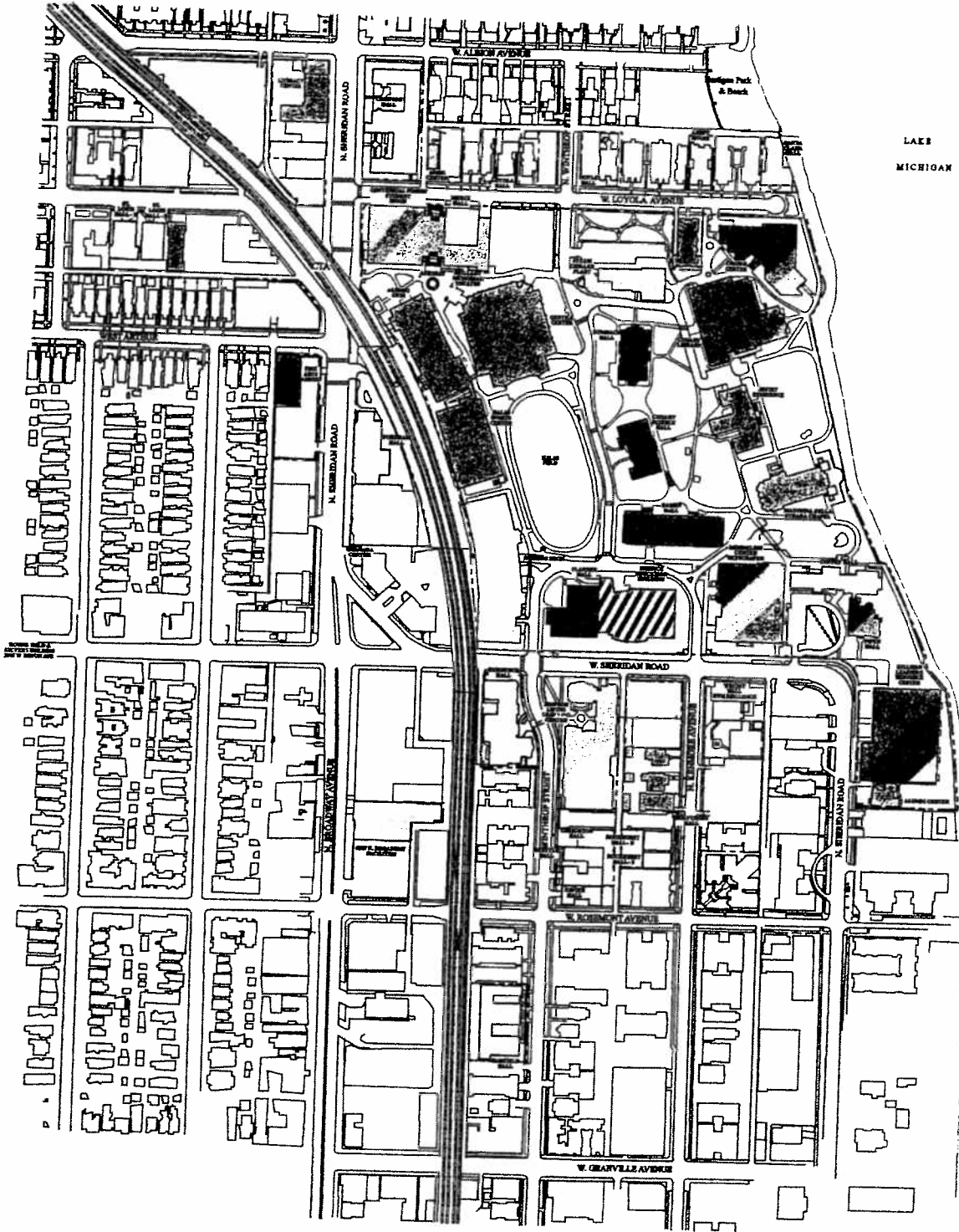


DORRIS, LEONIKY, CRANG & ASSOCIATES, INC.
Campus and Facility Planning Consultants

February 2004 draft

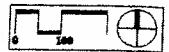
PREDOMINANT BUILDING USE










February draft



LOYOLA UNIVERSITY CHICAGO - LAKE SHORE CAMPUS

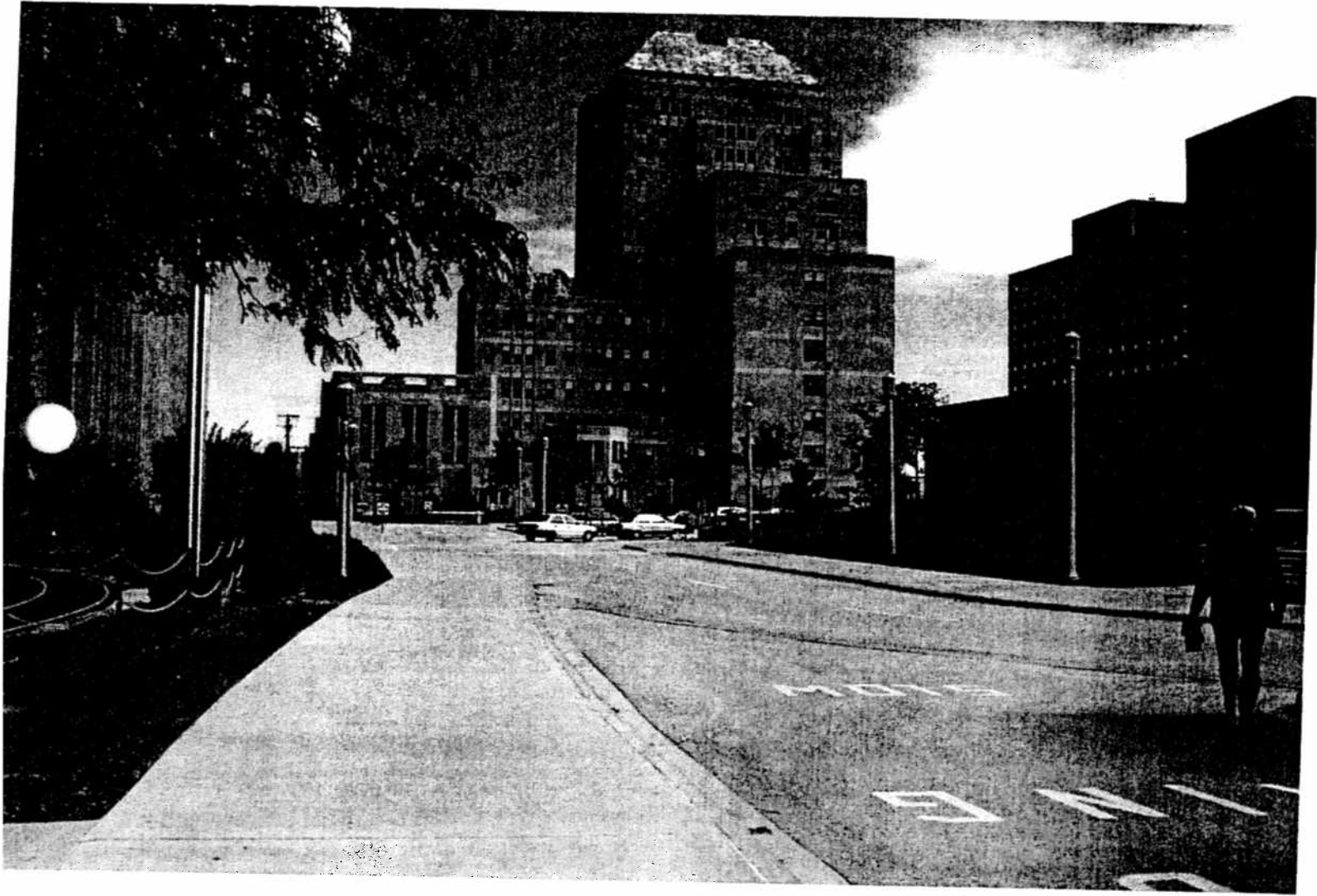
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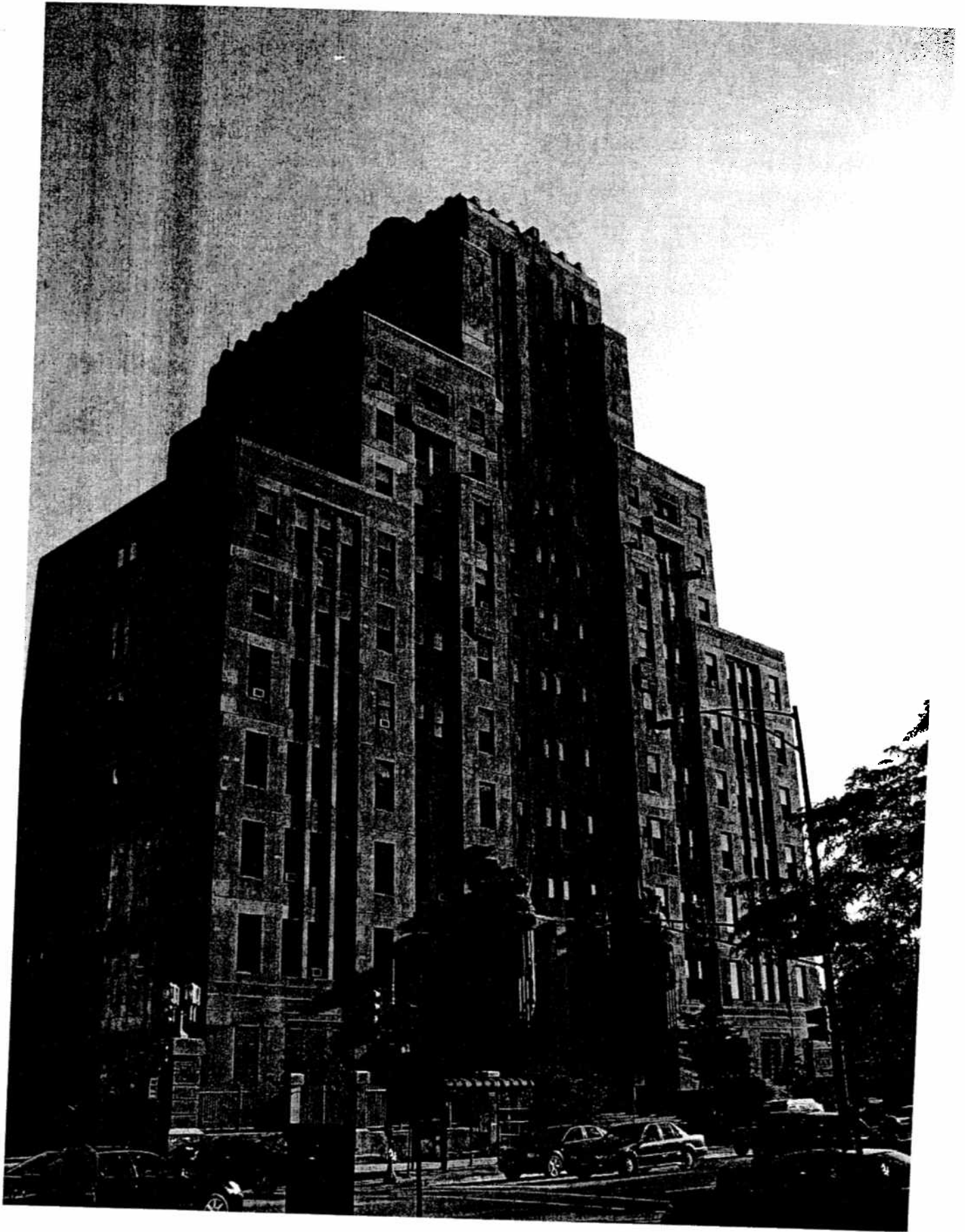


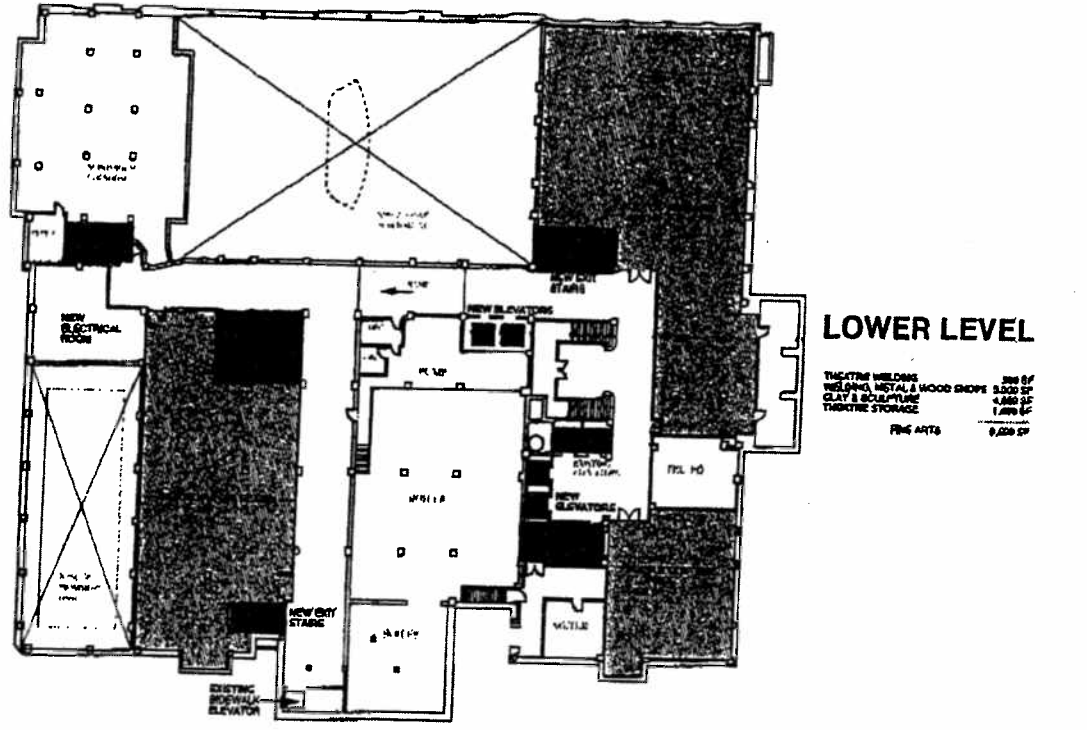
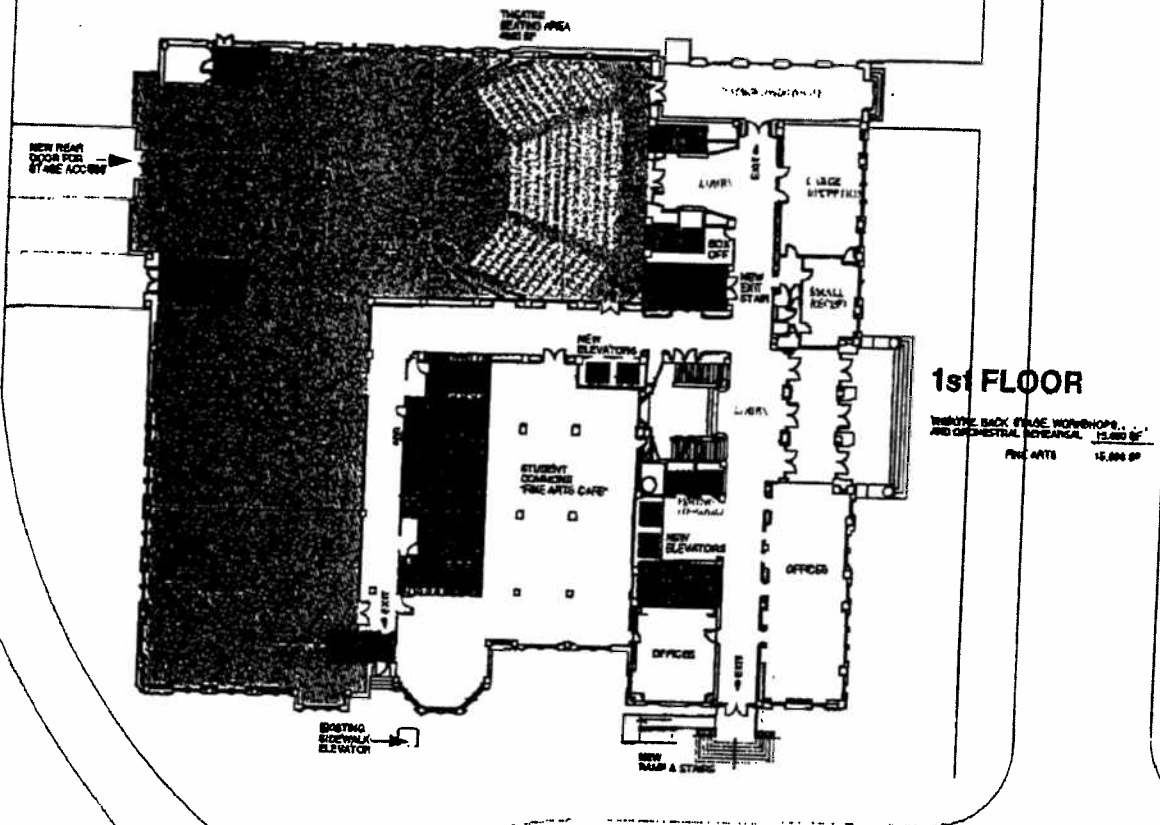
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|  ACADEMIC |  STUDENT HOUSING |  LIBRARY |
|  ADMINISTRATION |  SPECIAL HOUSING |  PHYSICAL PLANT |
|  STUDENT LIFE |  ATHLETIC |  SPECIAL |

DOEHR, LINDSKY, CRANG & ASSOCIATES, INC.
Campus and Facility Planning Consultants

February 2004 draft







SKYSCRAPER BUILDING

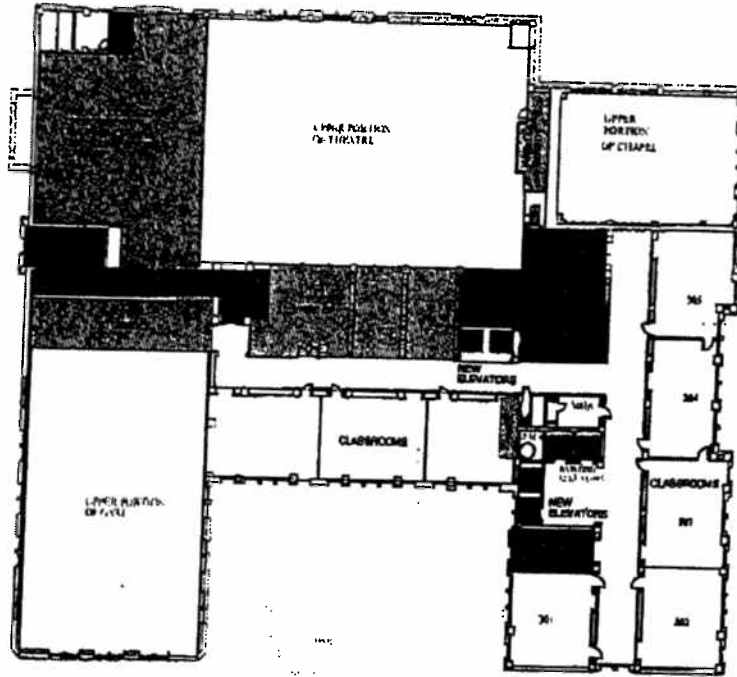
LOYOLA UNIVERSITY CHICAGO
LAKE SHORE CAMPUS

FINE ARTS SCENARIO 2

12.07.04

Moretta & Sheehy Architects
627 Grove Street, Evanston, Illinois 60201 (847)868.8470

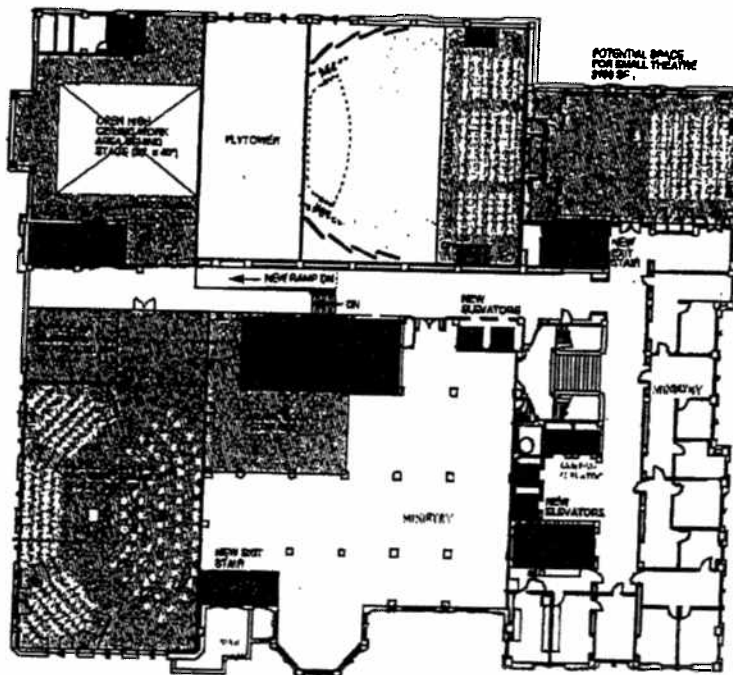
A1



3th FLOOR

THEATRE SUPPORT SPACE	2,400 SF
THEATRE STORAGE	8,500 SF
BOOTH	100 SF
FINE ARTS	4,700 SF

8 GENERAL CLASSROOMS



2nd FLOOR

WORKSHOPS, DESIGN ROOM	1,400 SF
THEATRE AUDIENCE BALCONY	1,500 SF
SMALL THEATRE	2,500 SF
MUSIC PERFORMANCE	4,600 SF
FINE ARTS	8,000 SF

POTENTIAL SPACE FOR GARNERED MUSIC PROGRAM 2000 SF

SKYSCRAPER BUILDING

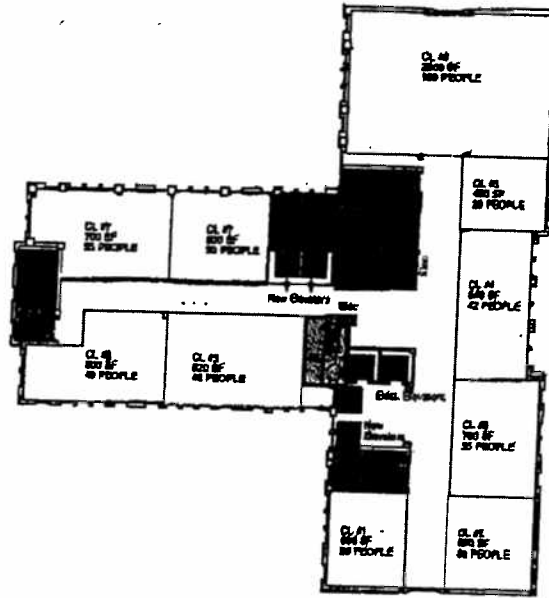
LOYOLA UNIVERSITY CHICAGO
LAKE SHORE CAMPUS

FINE ARTS SCENARIO 2

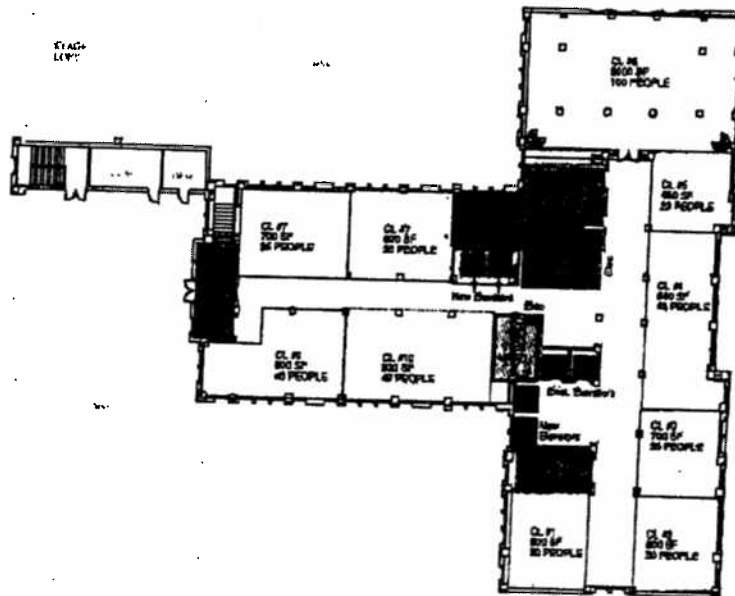
Moretta & Sheehy Architects
627 Grove Street, Evanston, Illinois 60201 (847)868.8470

12.09.04

A2



5th FLOOR
10 GENERAL CLASSROOMS



4th FLOOR
ART DEPT
10 GENERAL CLASSROOMS

SKYSCRAPER BUILDING

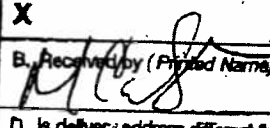
LOYOLA UNIVERSITY CHICAGO
LAKE SHORE CAMPUS

FINE ARTS SCENARIO 2

12.09.04

Moretta & Sheehy Architects
627 Grove Street, Evanston, Illinois 60201 (847)866.8470

A3

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 		COMPLETE No. 0869 P. 2 DELIVERY	
1. Article Addressed to: Mr. Edward McKinnie Black Contractors United 400 W. 76th St. Chicago, IL 60620		A. Signature <input checked="" type="checkbox"/> X	
2. Article Number (Transfer from service label)		B. Received by (Printed Name) 	
PS Form 3811, February 2004		C. Date of Delivery 8/12/05	
Domestic Return Receipt		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
7002 2030 0004 5318 5745		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Registered <input 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			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 		COMPLETE THIS SECTION ON DELIVERY	
1. Article Addressed to: Ms. Hedy Ratner Womens Dev. Center 8 South Michigan Ave Ste 400 Chicago, IL 60603		A. Signature <input checked="" type="checkbox"/> X	
2. Article Number (Transfer from service label)		B. Received by (Printed Name) Nicole Davis	
PS Form 3811, February 2004		C. Date of Delivery 8/12/05	
Domestic Return Receipt		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
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4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 		COMPLETE THIS SECTION ON DELIVERY	
1. Article Addressed to: Ms. Beth Doria Federation of Women Contractors 5650 S. Archer Chicago, IL 60638		A. Signature <input checked="" type="checkbox"/> X	
2. Article Number (Transfer from service label)		B. Received by (Printed Name) Britney Lewis	
PS Form 3811, February 2004		C. Date of Delivery 8/10/05	
Domestic Return Receipt		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
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4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes			

- 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.

A. Signature Agent Address

B. Received by (Printed Name) Agent Address

C. Date of Delivery

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

1. Article Addressed to:
Mr. Perry Nackachi
Assoc. of Asian Constructors
Enterprises
333 N. Ogden Ave.
Chicago, IL 60607

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

4. Restricted Delivery? (Extra Fee) Yes

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SENDER: COMPLETE THIS SECTION

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- 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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Address

B. Received by (Printed Name) Agent Address

C. Date of Delivery

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

1. Article Addressed to:
Mr. Cesar Santoy
Hispanic American Constructors
Industry Assoc.
901 W. Jackson, Ste 205
Chicago, IL 60607

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

4. Restricted Delivery? (Extra Fee) Yes

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SENDER: COMPLETE THIS SECTION

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38 N. La Salle, Ste 1700
Chicago, IL 60602

3. Service Type
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 3706 S. Indiana Ave. 1st Fl.
 City, State, ZIP+4
 Chicago, IL 60653

PS Form 3800, May 2000 See Reverse for Instructions

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 Street, Apt. No., or PO Box No. Contractors
 1643 E. 71st St
 City, State, ZIP+4
 Chicago, IL 60649

PS Form 3800, June 2002 See Reverse for Instructions



**CITY COUNCIL
CITY OF CHICAGO
COUNCIL CHAMBER**

CITY HALL, ROOM 300
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE 312-744-3007

COMMITTEE MEMBERSHIPS

-
- BUDGET AND GOVERNMENT OPERATIONS
-
- COMMITTEES, RULES, AND ETHICS
-
- ENVIRONMENT, ENVIRONMENTAL PROTECTION
AND PUBLIC UTILITIES
-
- HEALTH
-
- HISTORICAL LANDMARK PRESERVATION
-
- FINANCE
-

JOSEPH A MOORE

ALDERMAN, 49TH WARD
7358 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS 60626
TELEPHONE 773-338-5796
ward49@cityofchicago.org

August 29, 2005

Commissioner Denise M. Casalino
Chicago Department of Planning and Development
City Hall - Room 1000
121 N. LaSalle Street
Chicago, IL 60602

Re: Devon/Sheridan TIF Application

Dear Commissioner Casalino,

I am writing in support of Loyola University's application to earmark the future tax increment generated of certain properties owned by Loyola for the rehabilitation of the Mundelein Center at 1112-28 West Sheridan Road.

The properties generating the future tax increment are parcels along the west side of the 6400 and 6500 blocks of North Sheridan Road and the south side of the 1200 block of Albion.

It is my understanding that the Chicago Department of Planning and Development has been working with the university to landmark the Mundelein Center.

My support is qualified by requiring that the future development will need to go through a full community and city review process.

If you have any questions or concerns, please contact me, or my staff assistant Michael Land at (773) 338-5796.

Very truly yours,

Joseph A. Moore





CITY COUNCIL

CITY OF CHICAGO

COUNCIL CHAMBER

CITY HALL - ROOM 305
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE 312-744-8858
FAX 312-744-8548

COMMITTEE MEMBERSHIP:

EDUCATION AND CHILD DEVELOPMENT
(CHAIRMAN)

FINANCE
(VICE-CHAIRMAN)

BUDGET AND GOVERNMENT OPERATIONS

HEALTH

HISTORICAL LANDMARK PRESERVATION

RULES AND ETHICS

PATRICK J. O'CONNOR

ALDERMAN, 40TH WARD
5850 NORTH LINCOLN AVENUE
CHICAGO, ILLINOIS 60659
TELEPHONE: 773-768-1140
FAX: 773-768-3804
EMAIL: ward40@cityofchicago.org

August 23, 2005

Denise Casalino, Commissioner
Department of Planning and Development
City of Chicago
30 N. LaSalle Street, Room 1000
Chicago, Illinois, 60602

Re: Loyola University Lake Front Redevelopment

Dear Commissioner Casalino:

I am writing in support of the approximately \$20,400,000 TIF request for Loyola University's redevelopment project. It is my understanding that the Department of Planning and Development has worked with the University to help them renovate several campus buildings including the Mundelein Center. I am in support of these efforts

Further, it is my understanding that the aforementioned TIF request will be tied to Loyola property only, and will not affect the possibility of utilizing TIF funds for other projects within the balance of the TIF district.

Your assistance in this matter is greatly appreciated.

Sincerely,

Alderman Patrick O'Connor
40th Ward

**DEVCorp NORTH****BUSINESS, COMMUNITY, ECONOMIC
DEVELOPMENT IN ROGERS PARK**

August 30, 2005

Commissioner Denise Cassalino
City of Chicago
Department of Planning and Development
121 North LaSalle Street, Suite 1000
Chicago, Illinois 60602

Dear Commissioner Cassalino:

DevCorp North, the business, community and economic development corporation of Rogers Park, supports the proposed Redevelopment Agreement between Loyola University Chicago and the City of Chicago. It is the understanding of DevCorp North that this agreement will designate Loyola as the master developer of five acres of property on the west side of North Sheridan Road. According to information from Loyola, this project will include:

- Renovation of Mundelein Center, a national historic landmark, into a home for fine and performing arts benefiting both the university and the community.
- Redevelopment of the current university property on Sheridan Road into tax-generating, mixed-use buildings that will include both residential and retail components in three to five phases.
- Revitalization of the streetscape from 6400 North Sheridan Road to 6600 North Sheridan Road, including the portion of Sheridan Road that traverses east-west.

DevCorp North believes that Loyola should be allowed to access approximately 20-30% of the total redevelopment project costs from TIF increment generated by tax-generating Loyola-owned PINS. Loyola has worked extensively in collaboration with the Rogers Park and Edgewater communities in developing the tax increment finance district and associated programs and redevelopment goals. Most recently, both communities worked with Loyola and a private consultant to create Design Guidelines which will direct and influence future redevelopment.

Based on this past commitment, we expect that Loyola will continue to work with the community to define the parameters of specific redevelopment projects on Sheridan Road and propose projects that benefit not only the university and its mission, but the greater community as well.

In terms of specific considerations, the Board of Directors of DevCorp North would like to request that the following be considered as development occurs:

- Loyola University Chicago commits to working with DevCorp North and the broader Rogers Park and Edgewater communities as increment-generating parcels are released to the development community. Consideration should be given to Rogers Park businesses in the leasing and sale of any commercial spaces.
- Loyola University Chicago commits to local hiring of contractors and City residents.
- Loyola University Chicago commits to incorporating green technology on all new developments within the TIF to the greatest degree possible.
- Loyola University Chicago evaluates and develops a parking plan that assists the immediate neighbors (residential and non-profit) – such as parking for customers on Saturdays and churchgoers on Sundays.
- Loyola University Chicago implements the Design Guidelines developed by the community.
- Loyola University Chicago evaluates and expands its relationships and linkages between the University and Rogers Park resources by such initiatives as:
 - creating equally beneficial relationships between Loyola's Education Department and Rogers Park schools;
 - utilizing campus programs and university resources to benefit local businesses and entrepreneurs;
 - setting aside funds for arts and business development within the community;
 - support and include an affordable housing component in all mixed-use developments within the TIF.

The above considerations could be articulated in a Community Benefit Agreement.

Taking all of the above into consideration, DevCorp North supports Loyola University Chicago's TIF application and is eager to continue to work with Loyola in a way that benefits both the university and the community in the years to come.

Sincerely,



Kimberly Bares
Executive Director

cc: Eric Waggoner, President
Jennifer Clark, Loyola University Chicago



August 24, 2005

Commissioner Denise Cassalino
Department of Planning and Development
121 North LaSalle Street Suite 1000
Chicago, Illinois 60602

F: 312.744.5826

Dear Commissioner Cassalino:

On behalf of the Rogers Park Community Council (RPCC), I am writing in support of the proposed Redevelopment Agreement between Loyola University Chicago and the City of Chicago. It is the understanding of the Rogers Park Community Council that within this agreement, Loyola proposes to serve as the master developer of five acres of property on the west side of North Sheridan Road. We understand the project is expected to include the following:

- Renovation of Mundelein Center (a national historic landmark) as a center for fine and performing arts benefiting both the university and the community.
- Redevelopment (in three to five phases) of current University property on Sheridan Road into tax-generating, mixed-use buildings that will include both residential and retail components.
- Revitalization of the streetscape from 6400 North Sheridan Road to 6600 North Sheridan Road, including the portion of Sheridan Road that traverses east-west.

Rogers Park Community Council believes that it is reasonable the use of a portion (20-30% of the total project costs) of the TIF increment generated by the Loyola-owned PINS that will be redeveloped into tax-generating properties be allocated to the above projects.

Loyola has worked with the RPCC since the beginning of the TIF process and has continued to work with the community throughout the development of the Design Guidelines. We anticipate that Loyola will continue to work with the neighborhood to define parameters of specific redevelopment projects on Sheridan Road and benefits to the community. The Board of Directors of the Rogers Park Community Council would like to request that the following be considered as development occurs:

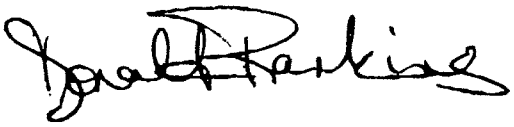
Working to improve the quality of life in Rogers Park since 1952
1530 W. Morse Avenue • Chicago Illinois 60626
Phone: 773.338.RPCC • Fax: 773.338.7774 • Email: rpcc@rogerspark.org

- Loyola University Chicago commits to working with the Rogers Park Community Council as increment-generating parcels are released to the development community. That consideration is given to Rogers Park businesses in the leasing and sale of any commercial spaces. Loyola University Chicago commits to local hiring of contractors.
- Loyola University Chicago commits to green technology on both Mundelein Center and all new developments within the TIF.
- Loyola University Chicago commits to providing a tangible benefit to the community in the form of support towards the development of a non-profit community center.
- Loyola University Chicago develops a parking plan that assists the immediate neighbors (residential and non-profit) – such as parking for church goers on Sundays.
- Loyola University Chicago implements the Design Guidelines developed by the community.
- Loyola University Chicago evaluates and expands its relationships and linkages between the University and Rogers Park resources – such as creating equally beneficial relationships between Loyola’s Education Department and Rogers Park schools.

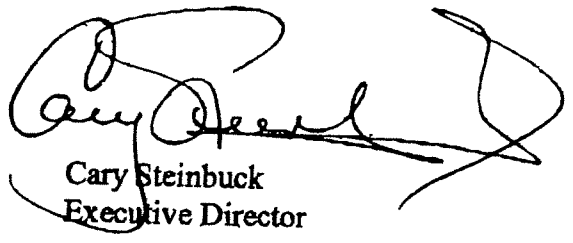
Taking all of the above into consideration, the Rogers Park Community Council supports Loyola University Chicago’s TIF application and is eager to continue working with Loyola in a way that benefits both the university and the community in the years to come.

Rogers Park Community Council was founded in 1952 to improve the quality of life in Rogers Park. Our membership represents 2000 individuals, families, organizations and businesses.

Sincerely,



Donald Rankins
President



Cary Steinbuck
Executive Director

Cc: Alderman Patrick O’Connor – 40th Ward
Alderman Joseph Moore – 49th Ward

F: 312.744.8548
F: 773.338.5989

John D. Hartigan

August 17, 2005

Dear Department of Planning,

Loyola University Chicago has continued to share its redevelopment plans for the Lake Shore Campus and the surrounding area with its neighbors. As a lifelong resident of this neighborhood – and part of the third generation of the Hartigan family to call Rogers Park home - I am excited about the potential for thoughtful redevelopment of the Loyola Station area on the west side of Sheridan Road. I also recognize the importance of redevelopment Mundelein Center into a useful University and community resource for the fine and performing arts. I strongly believe that Loyola's ongoing commitment to quality redevelopment on Sheridan Road, along with the great need for rehabilitation of this historic landmark, are compatible objectives that should benefit from Devon-Sheridan TIF financing. As a member of the Devon-Sheridan TIF Planning Committee I witnessed on a first-hand basis Loyola's dedication and commitment to our neighborhood and its residents. We as neighbors should consider ourselves fortunate to have a neighbor like Loyola University and I, together with the whole Hartigan Family (many of which reside within one block of Loyola University) wholeheartedly support this initiative.

Again, I support Loyola's application and look forward to working with them and other neighbors and community groups on these projects in the coming months. Please feel free to contact me directly at (773) 465-5590 if you have any questions.

Best regards,



John D. Hartigan
Neighbor
1128 W. Albion Avenue

EXHIBIT A

Street Boundary Description of the
Devon / Sheridan Tax Increment Financing
Redevelopment Project Area

The RPA is generally the frontage along the east and west sides of North Sheridan Road roughly from West Devon Avenue on the south to West Pratt Boulevard on the north, including the frontage along the west side of North Broadway from West Devon Avenue to West Rosemont Avenue; and the frontage along the north and south sides of West Devon Avenue from North Clark Street on the west to Lake Michigan on the east.