

**City of Chicago
Department of Planning and Development**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
April 10, 2018**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	Montclare Senior Residences of Calumet Heights
Applicant Name:	Montclare Calumet Heights, LLC
Project Address:	Generally located at 9329-9429 South Stony Island Avenue
Ward and Alderman:	8 th , Michelle Harris
Community Area:	Calumet Heights
Redevelopment Project Area:	Stony Island Commercial and Burnside Industrial Corridor TIF
Requested Action:	TIF Developer Designation
Proposed Project:	The project will provide 134 housing units of which 104 units or 78 percent will be affordable for independent seniors ages 62 and older, earning no more than 60 percent and below of the area median income.
Goal of Project:	To provide safe, decent, and independent affordable senior housing.
TIF Assistance:	\$3,000,000

II. PROPERTY DESCRIPTION

Address:	Generally located at 9329-9429 South Stony Island Avenue
Location:	At the intersection of 94 th and Stony Island Ave
Tax Parcel Numbers:	25-01-324-001

Land Area:	Approximately 240,276 sq. ft. of which approximately 152,377 sq. ft. will be used for the new construction of the residential project.
Current Use:	Vacant land
Current Zoning:	The site is currently zoned RS-2 (Residential Single-Unit Detached House), B3-2 (Community Shopping) and C1-2 (Neighborhood Commercial).
Proposed Zoning:	Planned Development with underlying unified B3-3
Environmental Condition:	The City requires the applicant to obtain a Phase I environmental report prior to closing, and based on the conclusions of that report the City may also require submission of a Phase II analysis. The Phase I reported has been received and submitted to 2FM for review. The land is privately owned and it will be the responsibility of the applicant to complete any remediation that may be required by the City or the Illinois EPA. The redevelopment agreement with the selected respondent will include release and indemnification language protecting the City from liability.

III. BACKGROUND

The proposed site is currently vacant and developer owned. The site is bordered on the east by single-family detached homes. On the south are elevated freight railroad tracks, and south of that is an industrial building for FlexSol Packaging Corporation. The property to the north of the site is the Bronzeville Children's Museum. Across Stony Island Avenue to the west is vacant land. Stony Island Avenue is a wide street with a landscaped median.

Railroad tracks run east-west north of 95th Street within ¼ mile of the site. Any noise that may come from the rail line will be mitigated by well-insulated exterior walls to consist of face brick and structural CMU construction plus sound insulation. Windows will be of special sound insulated construction.

Beyond the adjacent land uses described above are blocks of primarily very well maintained single-family detached homes to the east. Many are large with attractive landscaping. Along the east side of Stony Island Avenue north of the site are a mix of commercial uses, a motel, and some vacant lots. The west side of Stony Island Avenue has a mix of commercial uses, the Stony Island Motel between 92nd and 93rd, and a number of vacant lots. The blocks immediately west of Stony Island have some distressed properties and a wide mix of housing, but quality improves continuing north within ½ to ¾ mile, with attractive streets lined by predominantly low- and mid-rise brick homes, apartments and older condo buildings that are well-maintained and appear

stable. On the southeast corner of 95th Street and Stony Island Avenue is a well-occupied neighborhood shopping center. Other uses along 95th Street include multi-family buildings, small strip shopping centers and vacant land.

The proposed development will offer better amenities than most existing market-rate apartments, including an elevator, which is important for seniors in multi-story buildings. The market-rate units at Montclare Senior Residences of Calumet Heights will be priced higher than most, but they should be marketable given interest in other area buildings, the lack of similar options, and the potential for a building with upgraded amenities to attract senior homeowners who otherwise might not consider moving to apartments.

The development of the building will have a positive impact on the community, since it will turn a vacant parcel at a high traffic intersection near shopping, institutions, and other homes into affordable housing. Calumet Heights has relatively low crime rates and higher home sale prices than the surroundings. The building will also add new market-rate senior units priced below the 80% of AMI level to an area that has not had this type of investment.

The market study initially focused on the area within 0.5 miles as its primary market area. This area is comprised of single-family homes almost entirely. Because the 0.5-mile radius contained no other one-bedroom rental listings, it was necessary to research apartments 0.5-1.25 miles from the site. The rental housing stock within this radius includes primarily 3-story walk-up buildings with some single-story houses and duplexes for rent. Few, if any, nearby multifamily buildings have elevators because they are too small or old, but while basic, several have been rehabbed to good condition.

The market study has delineated the Primary Market Area from which Montclare Senior Residences of Calumet Heights will draw potential residents based on neighborhood and site characteristics and the location of other affordable senior housing. It includes the area bounded by: 79th Street on the north, I-90 to the railroad tracks at 99th Street south to 103rd Street on the east, 103rd Street to I-94 on the south and I-94 on the west. It includes all or part of the Calumet Heights, Avalon Park, Burnside, Chatham, Pullman, Roseland, and South Deering community areas.

The proposed development will be highly visible on Stony Island Avenue. The site is well located in regard to public transportation with a bus on Stony Island Avenue and another one block away on 95th Street. The CTA's 95th Street/Dan Ryan station on the Red Line is accessible by bus on 95th Street.

In addition, the site is within a block of a shopping center anchored by Jewel-Osco, is near a neighborhood elementary school and a well maintained single-family neighborhood. The proposed development will be a major neighborhood improvement over this long-vacant lot.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity:

Developer & Co-Owner:

MR Properties, LLC (Phil Mappa and Colin Regan)

MR Properties, LLC was formed in 2000 as a joint venture by Phil Mappa and Colin Regan. The principals of MR Properties, LLC have been active in real estate development in the Chicago area for over forty years. Their current primary development activities are developing Affordable Senior Housing. They have completed the two phase project of Montclare Senior Residences of Galewood (335 units) in 2004. Phase I of the Montclare Senior Residences of Avalon Park (102 units) was completed in 2010 and is near full occupancy all the time. Currently under construction is the second phase for Avalon Park (122 units) which was available for occupancy as of December, 2014.

Architect:

Worn Jerabek Wiltse Architects, PC

Worn Jerabek Wiltse Architects, P.C. was founded as William Worn Architects, P.C. in 1991 by William Worn and Diane Baker. The firm specializes in housing and long-term healthcare settings. WJW has completed more than four hundred projects in the Midwest. These projects include more than four thousand units of affordable family, affordable seniors, and market rate housing. The firm brings special skill and knowledge to the areas of accessible design and sustainable design. The firm indicates that it is familiar and comfortable with the many requirements of regulatory and funding agencies including IHDA, IFA, WHEDA, IDPH, IHCDA, IDHFS and HUD.

The firm's focus is the design of affordable multi-family, market rate multi-family, senior's housing and commercial work with substantial experience in sustainable design and architecture for people with disabilities. Worn Jerabek Wiltse Architects, P.C. operates with the philosophy of establishing long-term relationships with clients. The success of this philosophy can be seen in the significant number of projects completed for repeat clients.

Property Manager:

BMA Management, Ltd.

Rod Burkett President and CEO

BMA Management, Ltd. specializes in the development and operation of service-enriched housing. Founded in 1999, BMA Management has grown to become one of the largest providers of assisted living in Illinois. They currently manage 37 senior living communities, which together house 3,560 homes and apartments. Many of the communities operate through the Illinois Supportive Living program. As a management specialist with BMA Management, Ltd., Mr. Burkett brings over 30 years of experience in the development and management of assisted living, long-term care and healthcare entities, including Supportive Living Facilities, Assisted Living Communities, Nursing Homes and Hospitals. During his tenure as President of BMA Management, Ltd., Mr. Burkett has provided management oversight for twenty-one Supportive Living projects, from the preopening process through stabilized occupancy and beyond.

**General Contractor is a joint venture of Crane Construction & Riteway Huggins:
Crane Construction**

Crane Construction is a limited liability company that has been in business for over 60 years. They act as general contractor and, in most instances, self-perform approximately 20% of the work on any given project. They are licensed in multiple states including Illinois and they are also licensed in the City of Chicago. Their residential building experience includes market rate, affordable, family and senior housing developments of varying sizes and designs, from 24 to 900 units, low-rise apartments to high-rise towers. This portfolio consists of 80+ buildings of new construction and rehabilitated properties across Chicago and its surrounding suburbs..

Riteway-Huggins Construction Services

Since our inception in 1985, Riteway-Huggins Construction has operated as a general contracting company offering a full range of construction services in the Chicago commercial and residential building industry. They have been involved in some projects in Chicago as a general contractor or as construction manager with complete project oversight.

Riteway-Huggins is a MBE/DBE contractor currently certified by the City of Chicago, Chicago Transit Authority and the State Capital Development Board. Their management team is comprised of highly educated and experienced construction professionals. Individually and collectively, they have successfully managed and completed construction of multi-unit housing projects; offices complexes; airline, parking and exhibition facilities; railway and harbor expansions; and hospital renovations.

Non Profit: Patti Ann Charitable Services

Patti Ann Charitable Services was created to serve the greater Chicago community, including Chatham, Englewood, Lawndale and Galewood. Through the creation of partnerships, Patti Ann plans and facilitates Senior and Veteran Housing in the Greater Chicago Area. They work with property owners and management to enable residents to remain living independently for as long as possible by assisting them with resources to enhance their living experience. They assess the residents needs, upon completion of the assessment; they will work with residents to develop a plan. They will then coordinate the service plan implementation with the residents, and as necessary, with the building management.

Financial Consultant: Lightengale Group

Lightengale Group (LGG), a consulting firm in business since 1999, has extensive experience in coordinating financing and project management services related to the development of affordable, market rate and mixed income housing. LGG has completed over 85 affordable housing transactions in the previous 15 years as a financial consultant to developers and owners. These projects include senior, family, and special needs housing, urban, suburban, and rural projects as well as projects developed by non-profit developers, non-profit service providers, housing authorities, and for-profit developers. LGG projects have ranged in size from 8 units to 239 units. The vast majority of these projects have now been operating for many years.

V. PROPOSED PROJECT

Project Overview:

Montclare Senior Residences of Calumet Heights is a Planned Development that includes the proposed new construction, affordable housing development for independent seniors ages 62 and older. The Project will consist of a 7-story building with 134 one-and two-bedroom dwelling units. The development will include landscaped recreation areas, walking paths, and patio space. There will be ample on-site parking for residents, visitors and employees.

The building will be load-bearing concrete block walls with precast concrete floor and roof planks. The exterior cladding will consist of face brick veneer and precast stone units. The building will be equipped with sprinkler and fire alarm systems. The building and site will have numerous sustainable design features such as Energy Star rated roofing, window, appliances and mechanical equipment, low VOC interior finishes, low-flow plumbing fixtures, and native species landscaping. LEED for Homes Certification will be pursued for all the dwelling units.

The units will include a full bath and fully equipped kitchen with range, oven, refrigerator, dishwasher, and microwave and will be similar to those offered at the other affordable senior properties.

Development amenities will include a community room with warming kitchen, fitness center, media room, library, computer lab, beauty salon, centralized mail room, and a laundry room, as well as a security room. The project's location is suitable for an independent senior community as it is conveniently located near public transportation, healthcare facilities, and retail corridors for shopping.

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

Residential Unit Profile: The following table provides a detailed description of the proposed project. The subject property will provide a total of 134 rental units of which 104 units or 78% percent will be affordable for households earning no more than 60 percent of the area median income. These units will satisfy the Chicago affordable housing ordinance, which requires 10 percent affordable units in projects developed on land sold by the City or 20 percent affordable units in projects receiving TIF assistance.

Unit Profile

Unit Type	Number	Market/ Affordable	Size-sf	Monthly Rent/sf*	Maximum Monthly Rent*
1 bed/1 bath	17	30%	529	\$1.47	\$315**
1 bed/1 bath	4	30%	529	\$1.68	\$359

1 bed/1 bath	6	30%	529	\$1.51	\$800*
1 bed/1 bath	17	50%	529	\$1.21	\$640
1 bed/1 bath	28	50%	529	\$1.01	\$800*
1 bed/1 bath	29	60%	529	\$1.07	\$750
2 bed/1 bath	3	60%	805	\$0.95	\$850
2 bed/1 bath	30	Market Rate	805	\$0.77	\$1,040
Total Units	134				

Tenants pay electricity and electric cooking.

*The development team has been approved for 34 project-based vouchers through the Chicago Housing Authority; 6 at 30% and 28 at 50% of AMI. **The Chicago Low Income Housing Trust Fund (CLIHTF) will require 17 units @ 30% AMI to be MAUI units. Residents in affordable units will pay no more than 30% of their actual household income towards rent.

The affordable rent paid by the tenant is based on the tenant’s income and not on market comparables. The maximum rent for each defined “affordable” income level is published annually by the US Department of Housing and Urban Development and listed according to building construction type (i.e. apartment, townhouse, house), number of bedrooms and household size. Rent per square foot is not considered except that HUD housing quality standards and Chicago zoning and building codes set minimum room and unit sizes. Different federal funding development and operating support sources may have different maximum income and rent restrictions.

When developers determine the rent to charge for a project that is using HUD program subsidies through one of the City of Chicago’s Multifamily Financing programs, the developer is required to establish market-area rents by commissioning a market study of the targeted market area. The developer is allowed to charge the lesser of HUD-estimated Fair Market Rent or the rent cap by income group (i.e., the 60% rent), but must also take into consideration the localized rent for the development’s targeted market area, which is often much lower than the HUD FMR, and may be the same as, or even lower than, the “affordable” rent levels.

Environmental Features: Energy Star rated roofing, window, appliances and mechanical equipment, low VOC interior finishes, low-flow plumbing fixtures, and native species landscaping, and LEED for Homes Certification

VI. FINANCIAL STRUCTURE

The project’s estimated total development cost is approximately \$38.4 million. The entire site is privately owned; a portion of the land will be donated and will generate donation tax credits for the benefit of the project. For the donation tax credits, IHDA administers the statewide program, and the City of Chicago’s Department of Planning and Development (DPD) administers the program in the City of Chicago. Each administrative entity has its own application process.

The Illinois Affordable Housing Tax Credit (IAHTC), also known as donation tax credits, encourages private investment in affordable housing by providing donors of qualified donations with a one-time tax credit on their Illinois state income tax equal to 50 percent of the value of the donation. For land donation that amount is 50 percent of the appraised value of the land. The donor can choose to transfer some or all of their tax credits to another individual or entity, which creates additional project financing through syndication of the credits. If the tax credits are transferred, the tax credit recipient must make a donation to the affordable housing project for which the credits were issued.

For this project IHDA will issue Tax Credits in the amount of \$1.8M in Low Income Housing Tax Credits LIHTC and \$610,000 in (IAHTC), Illinois Affordable Housing Tax Credit. The combined equity generated from the LIHTC and IAHTC is approximately \$17.5 Million.

In addition to the \$3 million in TIF assistance which is 7.8% of TPC, the development will be financed with a mix of other private and public sources including, a Multifamily loan from the City of Chicago amount of \$9.57 Million, a Chicago Low Income Housing Trust Fund (CLIHTF) loan in the amount of \$1.3 Million, a HUD loan totaling \$9.2 Million, which includes the construction and TIF bridge loan, an energy grant from Com Ed in the amount of \$277,775, and a deferred developer fee in the amount of \$522,371.

The TIF will come from area-wide increment and payments will be made annually over a period of 5 years. There will be five installments of \$600,000 each, beginning in the 2nd half of 2019 and then annually through 2023. The First TIF payment is not provided until the project is completed; therefore, TIF is not a direct source of construction money and will be bridged with HUD construction loan.

The following tables identify the sources and uses of funds

Sources and Uses of Funds

<u>Sources</u>	<u>Amount</u>	<u>% of total</u>
Equity (IHDA LIHTC and DTC Tax Credits)	\$17,482,889	45.5%
*Debt (HUD 221d4)(TIF and Construction Bridge)	\$9,200,000	24.0%
MFH Loan (City)	\$9,572,588	25.0%
Trust fund Loan (CLIHTF)	\$1,300,000	3.4%
ComEd EEP Grant (ComEd)	\$277,755	0.7%
GP Equity (Montclare)	\$100	0.0%
Def'd Dev Fee (MR Properties)	\$522,371	1.4%
Total Sources	\$38,355,703	100%

***The TIF is \$3M and is bridged by the HUD 221d4 construction loan. The HUD loan will convert to permanent debt and the \$600,000 annual payments reimbursed from TIF eligible expenses will go to pay down a portion of the HUD loan.**

<u>Uses</u>	<u>Amount</u>	<u>\$/sf of Building*</u>
Land Acquisition (\$5.47per sf of land)	\$835,000	\$6.41 psf
Site Clearance and Preparation	\$2,037,520	\$15.63 psf

Hard Costs and Contingency	\$28,934,846	\$221.98 psf
Soft Costs		
Architects Fee (2.26% of hard costs)	\$ 603,750	
Loan Origination Fee (1.79% of loan)	\$ 165,000	
Legal Fees (0.64% of total costs)	\$ 245,000	
Marketing (0.52% of total costs)	\$ 200,000	
Loan Interest (2.05% of total costs)	\$ 788,000	
Developer Fee (4.82% of total costs)	\$1,850,000	
Reserves (2.90% of total costs)	\$1,113,032	
Other soft costs (11.85% of total costs)	<u>\$1,583,555</u>	
Total Soft Costs (17.1% of total costs)	<u>\$6,548,337</u>	<u>\$50.24 psf</u>
Total Uses	\$38,355,703	\$294.26 psf

*Gross building area is 130,347 square feet

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Affordable Housing: The project will provide 104 new affordable housing units.

Property Taxes: The project will expand the tax base because the investment in the property will result in an increase in its assessed value.

Environmental Features: The project will incorporate Energy Star rated roofing, window, appliances and mechanical equipment, low VOC interior finishes, low-flow plumbing fixtures, and native species landscaping, and LEED for Homes Certification.

Permanent Jobs: The project is estimated to generate 4 permanent jobs in maintenance and property management.

Construction Jobs: The project will produce up to 100 temporary construction jobs.

Affirmative Action: The developer will comply with the requirements of Chicago's affirmative action ordinance, which requires contract participation of 26% by minority-owned business enterprises (MBEs) and 6% 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 Michelle Harris endorses the project and has provided a letter of support. A community meeting was held on March 28, 2018. The project was well received by the residents in attendance, with the overwhelming majority of those in attendance indicating their support for the project and the need for more affordable senior housing in the community.

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the Stony Island Commercial and Burnside Industrial Corridor TIF Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan: Eliminate influences of deterioration and obsolescence in the project area and improve quality of life, health, safety in the surrounding community. The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of affordable housing. The proposed project also conforms to the plan's land use map, which calls for affordable residential development at the subject site.

X. CONDITIONS OF ASSISTANCE

If the proposed resolution is approved by the CDC, DPD will negotiate a redevelopment agreement with the developer. The redevelopment agreement will incorporate the parameters of the proposed project as described in this staff report.

It is DPD 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 and 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 Planning and Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, its need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and DPD recommends that the CDC recommend to the City Council the designation of Montclare Calumet Heights, LLC as Developer for the development of Montclare Senior Residences of Calumet Heights a 134 unit independent senior building generally located at 9329-9429 South Stony Island Avenue.

EXHIBITS

TIF Project Assessment Form
Redevelopment Area Map
Neighborhood Map or Aerial
Survey
Site Plan
Typical Floor Plan
Front Elevation or Rendering
Sample M/WBE Letter
Copies of M/WBE Certified Letter Receipts
Lender's Letter of Interest
Alderman's Letter of Support

TIF PROJECT SCORECARD

Montclare Senior Residences of Calumet Heights

9401 S. Stony Island

A Planned Development (PD) and new construction of a 7-story masonry building, in the 8th Ward's Calumet Heights Community. New construction includes the development of 134 units of independent senior housing, including 104 units affordable for seniors ages 62 and older, with incomes at 60% and below of AMI.

Type of Project: Senior Housing

Developer: Montclare Senior Residences of Calumet Heights, LLC

Total Project Cost: \$38,355,703

Timeline for Completion: December 2019

TIF Funding Request: \$3,000,000

Project Status: On Going

TIF District: Stony Island/Burnside TIF

RETURN ON INVESTMENT BENCHMARKS

Advances Goal of Economic Development Plan YES or NO
 YES NO

Jobs Created/Retained
Created:
4 permanent jobs(3FTE;1PTE)
Up to 100 temp construction jobs

Advances Goal of TIF District YES or NO
 YES NO

Affordable Housing Units Created/Preserved
104/134 units created

Eliminate influences of deterioration and obsolescence in the PA,
improve quality of life, health, safety in the surrounding community.

Addresses Community Need YES or NO
 YES NO

Return on Investment to City
NA

Provides safe and decent affordable senior housing

FINANCIAL BENCHMARKS

Other Funds Leveraged by \$1 of TIF
\$11.79:1

Financing Structure TIF \$3M; MF Housing \$9.5M; CLIHTF \$1.3M;
HUD \$9.1M LIHTC Equity \$16.9M; DTC Equity
\$549K; ComEd Grant \$277K; GP Equity \$100

Types of Other Funding Leveraged YES or NO
 YES NO

IHDA LIHTC and DTC; CLIHTF; MF Housing Loan; HUD Senior Mortgage
and construction loan; Def'd Dev. Fee; ComEd energy grant;

RDA TERMS

Payment Schedule:
5 annual payment of \$600,000: 2019-2023

Monitoring Term of Agreement:
20 years

Taxpayer Protection Provisions YES or NO
 YES NO

OTHER CONSIDERATIONS

Affordable Housing / Special Merit

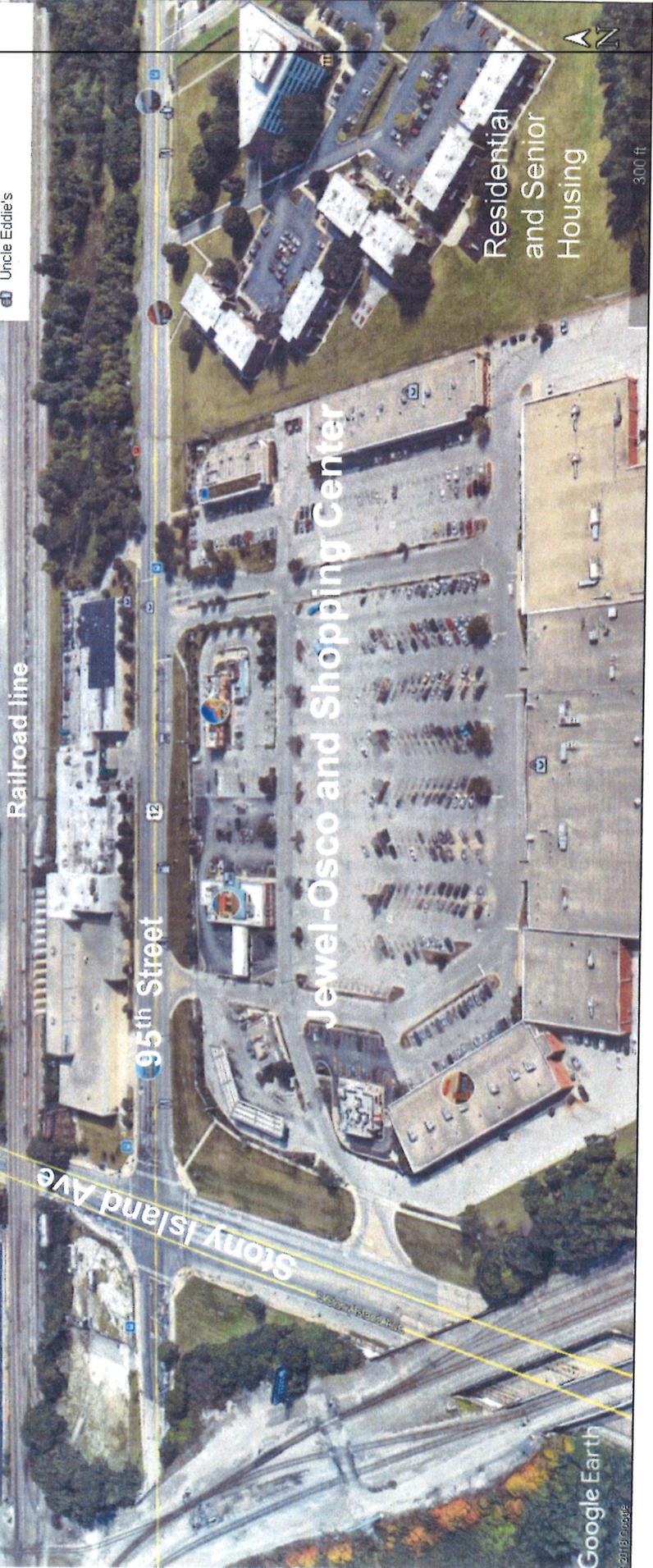


NEIGHBORHOOD MAP

Montclare Senior Residences of Calumet Heights
9401 S. Stony Island Ave.



- Legend**
- 200 Pharmacy & Home Medical Supplies
 - 9401 S Stony Island Ave
 - America's Best Contacts & Eyeglasses
 - Bank of America
 - Bronzeville Children's Museum
 - Chatham Beauty Supply
 - Jewel
 - Jewel-Osco
 - School
 - St Mark Church-God In Christ
 - Stony Island Automotive
 - Uncle Eddie's



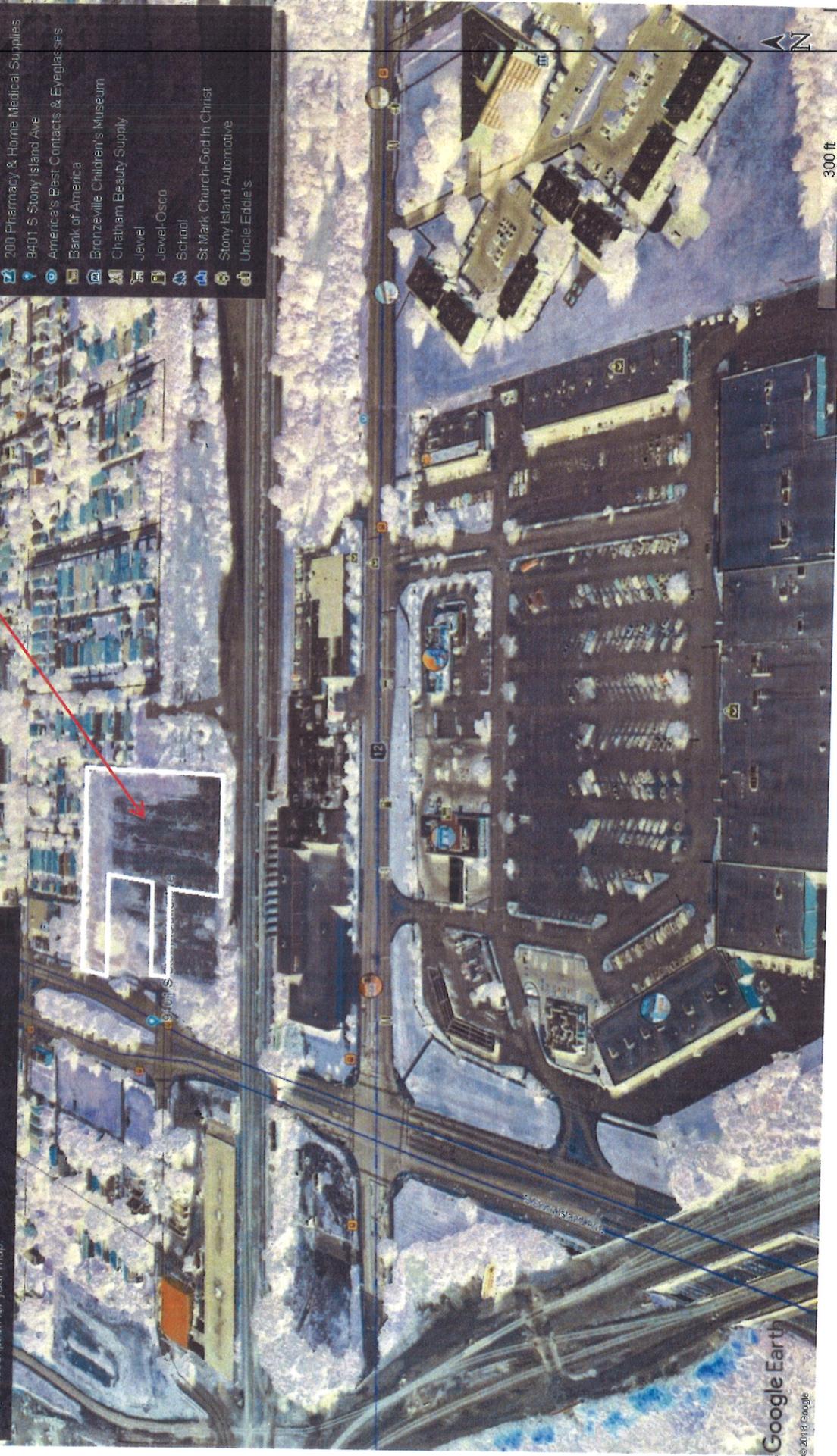
PROPOSED RESIDENTIAL SITE

Montclare Senior Residences of Calumet Heights

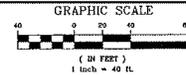
Write a description for your map.



- Legend**
- 200 Pharmacy & Home Medical Supplies
 - 8401 S. Stony Island Ave
 - America's Best Contacts & Eyeglasses
 - Bank of America
 - Bronzeville Children's Museum
 - Chatham Beauty Supply
 - Jewel
 - Jewel-Osco
 - School
 - St Mark Church-God In Christ
 - Stony Island Automotive
 - Uncle Eddie's

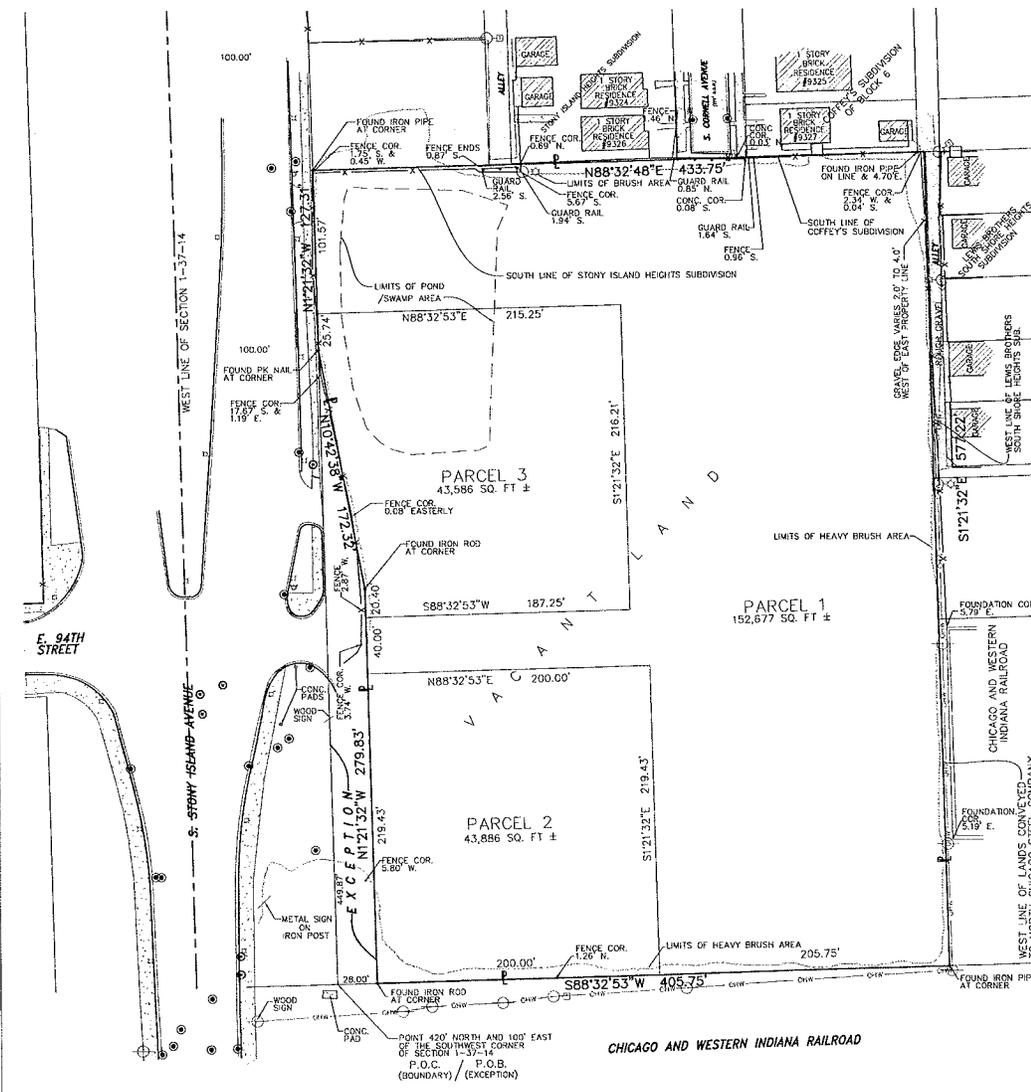


PLAT OF SURVEY



LEGEND AND ABBREVIATIONS:

- PROPERTY LINE
- BUILDING
- CONCRETE
- ASPHALT
- DEPRESSED CURB
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- GUARD RAIL
- FOUND PK NAIL
- FOUND REBAR
- SET MARK NAIL
- SET/FOUND OUT CROSS
- COMBINATION SEWER
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- COMMUNICATION LINE
- SBC COMMUNICATION LINE
- TELEPHONE LINE
- OVERHEAD WIRE LINE
- UNDERGROUND ELECTRIC LINE
- MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CURB INLET
- CATCH BASIN
- AREA DRAIN
- POWER POLE W/GUY WIRE
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC METER
- BUFFALO BOX
- WATER VALVE
- TREE-DECIDUOUS
- TREE-EVERGREEN
- BUSH
- POST
- SIGN
- ROLLARD
- SPRINKLER
- CLEANOUT



LEGAL DESCRIPTION

That portion of the Southwest Quarter of the Southwest of Section 1, Township 37 North, Range 14 East of the Third Principle Meridian, described as follows; commencing at a point 420 feet North and 100 feet East of the Southwest corner of said section, running thence East 433.75 feet, more or less to the West line of land heretofore conveyed to North Chicago Steel Company, thence North and parallel to West line of said section, 577.5 feet; thence West and parallel to South line of said section, 433.75 feet to a point 100 feet East of West line of said section; thence South and parallel to the West line of said section 577.5 feet, more or less, to the Point of Beginning.

excepting therefrom:

Beginning at a point 420 feet North and 100 feet East of the Southwest corner of said section 1; thence Northerly along the West line of said tract of land, said West line being 100 feet easterly of and parallel with the West line of said section 1 for a distance of 449.87 feet; thence Southeasterly for a distance of 172.29 feet to a point which is 279.87 feet Northerly and 28 feet Easterly of the Point of Beginning, as measured above and at right angles to said West line; thence Southerly along a line 28 feet Easterly of and parallel with said West line for a distance of 279.83 feet to a point in the South line of said tract; thence Westerly along said South line for a distance of 28.00 feet to the Point of Beginning.

Said parcel containing 5.513 acres (240,150 sq. ft.), more or less.

STATE OF ILLINOIS
COUNTY OF COOK

This is to certify that I, Thomas E. Baumgartner, a Illinois Professional Land Surveyor, have surveyed the property described in the caption above, and that this Professional service conforms to the current Illinois Minimum Standards for a Boundary survey.

Given under my hand and seal in Chicago, Illinois, this 19th day of January, 2018.

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142
LICENSE EXPIRATION 11-30-2018
Field work completed August 16, 2017.



NOTE: TERRA ENGINEERING does not guarantee the accuracy of this survey unless it contains an original seal and signature.

I FURTHER STATE that the accompanying plot is a scaled representation of the physical situation which I found in the field and shows the location of visible evidence of utilities which I found at the time of my survey of these premises, and underground based on supplied plans. No attempt has been made as part of this survey to excavate, uncover or expose those facilities to field check the existence, size, depth, condition, capacity or exact location of those facilities. For more information concerning those utilities, please contact the appropriate public agencies or utility company.

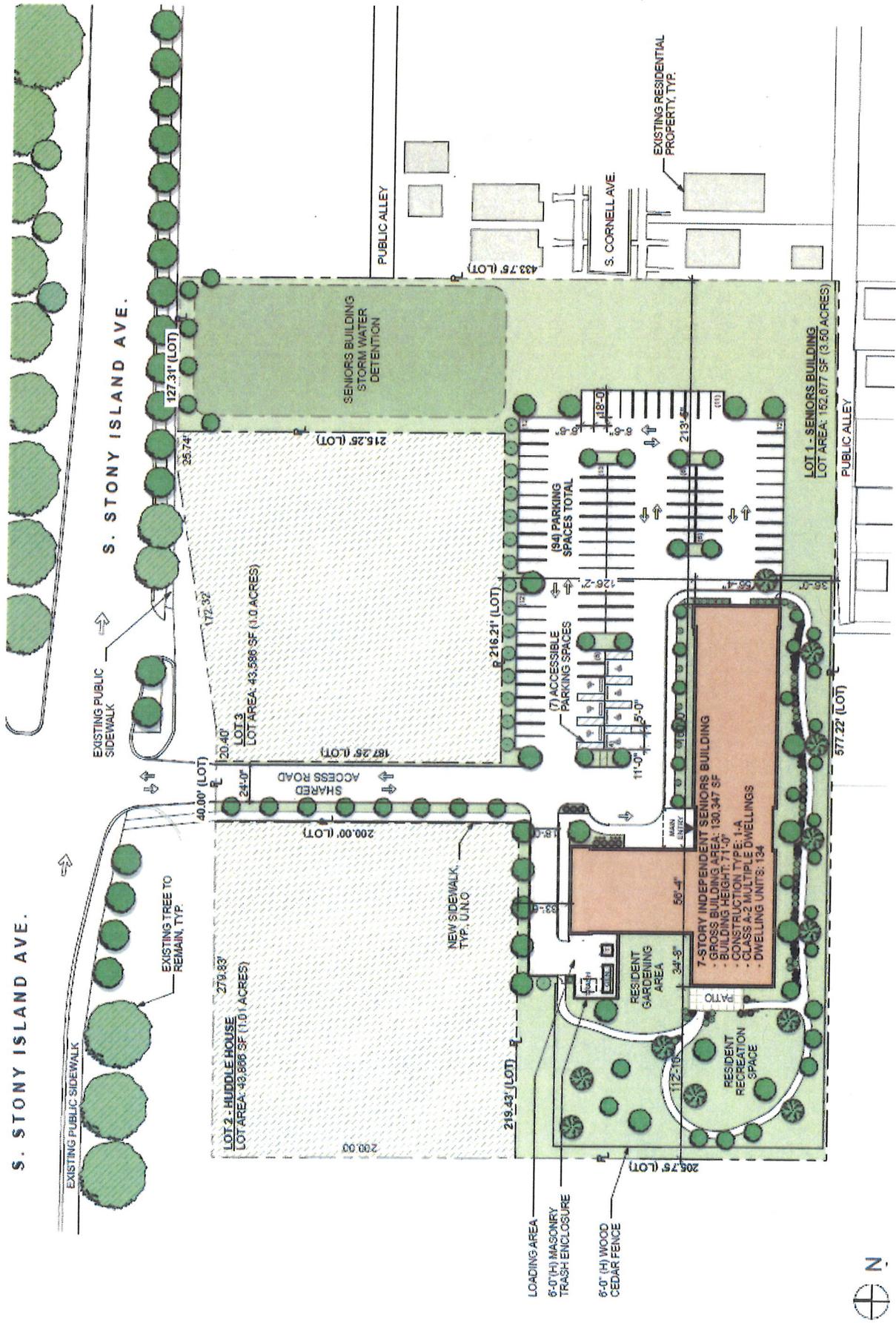
#	Date	Description
1	08-25-17	Issued
2	12-28-17	Add parcel 1-3 & legal desc.'s
3	1-19-18	Revised parcel 2 area

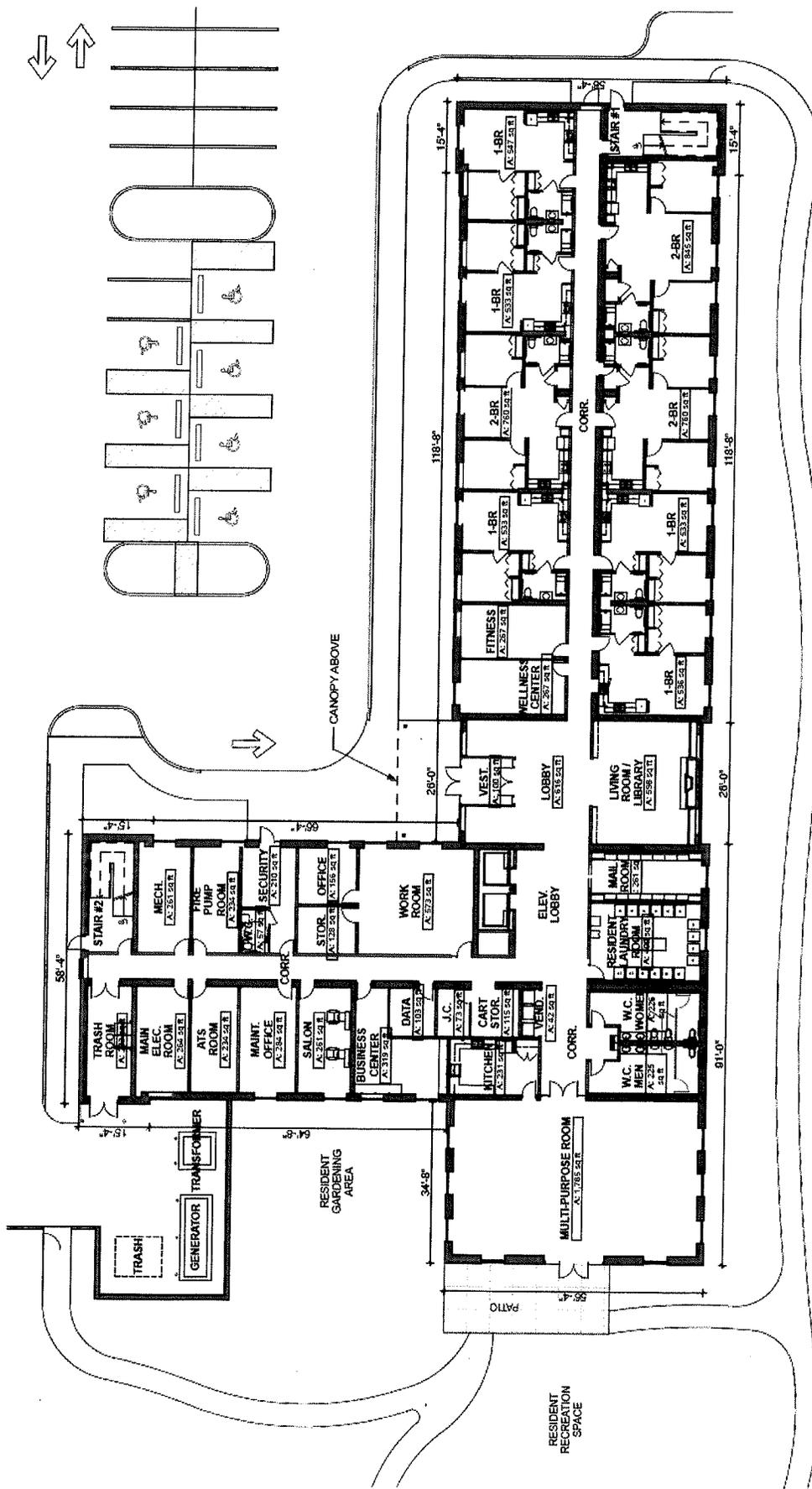
TERRA ENGINEERING LTD.
225 W. Ohio Street 4th Floor
Chicago, IL 60654
TEL: (312) 467-6123
FAX: (312) 467-0220
www.terraengineering.com

Project Information
PROJECT #: 17-237
DRAWN BY: NG
DESIGN BY: TB
CHECKED BY: TB

MONTCLARE SENIOR
RESIDENCES OF CALUMET
HEIGHTS
1 of 1

S. STONY ISLAND AVE.

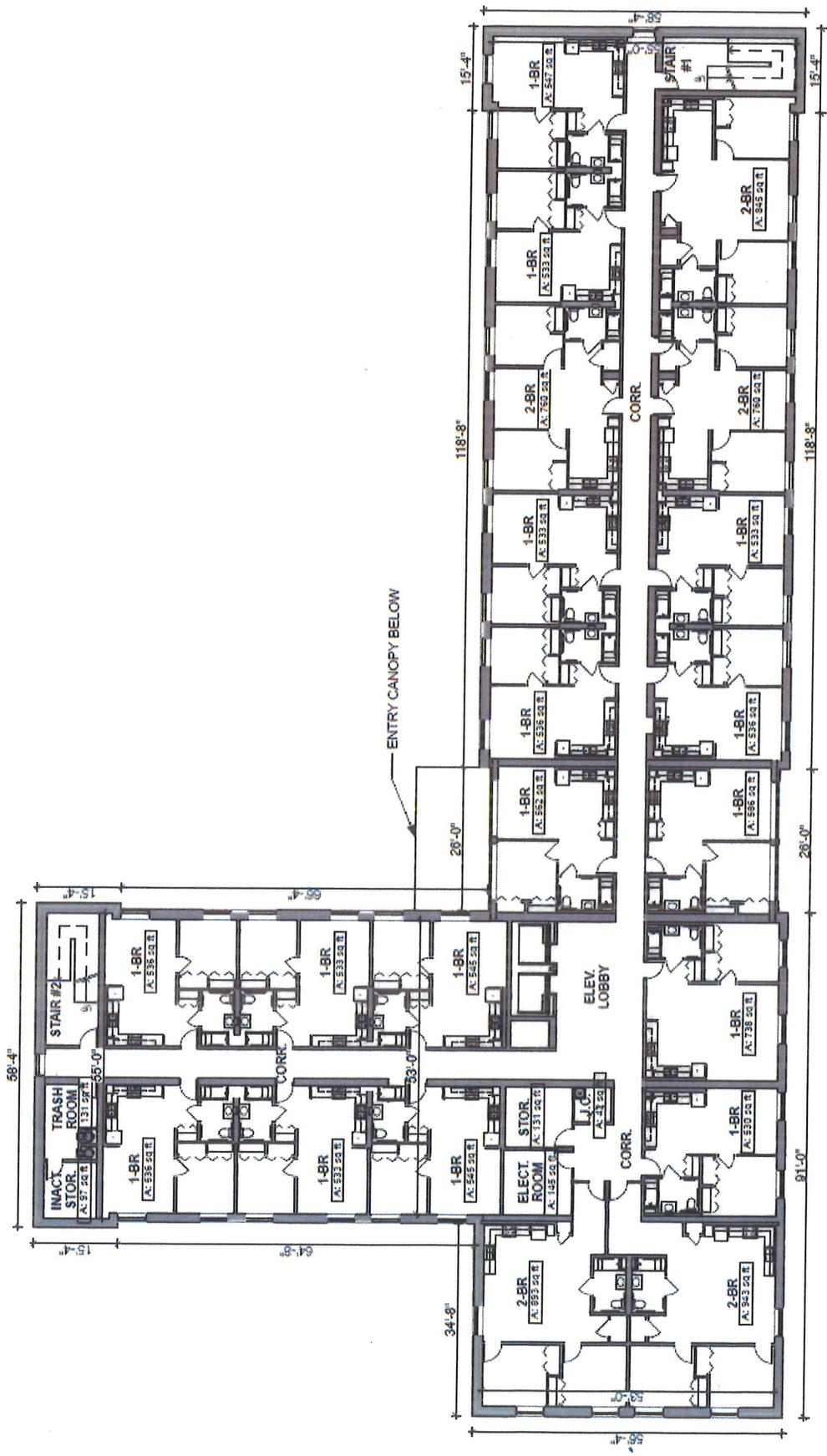




FIRST FLOOR PLAN

DATE: January 3, 2018





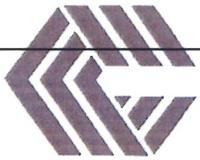
TYP. FLOOR PLAN (2-7)

DATE: January 3, 2018



MONTCLARE SENIOR RESIDENCES
OF
CALUMET HEIGHTS





CRANE
CONSTRUCTION COMPANY LLC

March 16, 2018

African American Contractors Association
7445 S. South Chicago Avenue
Chicago, IL 60619

Re: 94th Street & Stony Island
Chicago, IL 60617

Dear Mr. Shareef:

Crane Construction Company LLC, in a joint venture with Rifeway-Huggins Construction LLC, has been chosen to be the General Contractor for the development known as The Montclare Senior Residences of Calumet Heights consisting of a seven-story building and housing one hundred thirty-four (134) senior apartments with amenity rooms.

The project will require 26% participation from Minority Business Enterprises (MBE), and 6% participation from Women Business Enterprises (WBE) with participation welcome in all trade disciplines such as concrete, masonry, excavation, painting, drywall, plumbing, mechanical, electrical and others. Construction is currently targeted to begin in August 2018, and to complete in September 2019.

At your request, we will meet with a representative of your organization to further discuss the project. At your request, we will also provide your organization with an electronic copy of the project bid documents once developed.

We are requesting that you make your member companies aware of this existing project so that they may submit bids for appropriate subcontracting opportunities. All bidders must be union, be in good standing with said union and be able to provide a payment and performance bond should one be requested.

Should you have any questions, please do not hesitate to call.

Very truly yours,

CRANE CONSTRUCTION COMPANY LLC

By:

Rich Eischen
Senior Vice President

/rk

cc: Larry Huggins
Susan Wohlhart, Lightengale Group
File

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Chicago IL 60601

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 City, State, ZIP+4®
Chicago IL 60714

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
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Total Postage and Fees	\$6.70		

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Hispanic Chamber of Commerce
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727 W. Merchandis Mart, Apt 1212
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Chicago IL 60654 40 1871

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.50		
Total Postage and Fees	\$6.70		

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Black Contractors United
 Street and Apt. No., or PO Box No.
1196 S. Michigan Ave.
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Chicago IL 60628

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Postage	\$0.50		
Total Postage and Fees	\$6.70		

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Federation of Women Contractors
 Street and Apt. No., or PO Box No.
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Chicago IL 60641

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Postage	\$0.50
Total Postage and Fees	\$6.70

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Women's Business Development Center
8 S. Michigan Ave., Suite 400
Chicago IL 60603



MICHELLE A. HARRIS
ALDERMAN, 8TH WARD

PUBLIC SERVICE OFFICE
8359 SOUTH COTTAGE AVENUE, SUITE A
CHICAGO, ILLINOIS 60619
TELEPHONE: (773) 874-3300
FAX: (773) 224-2425

COMMITTEE MEMBERSHIPS

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(CHAIRMAN)

BUDGET AND GOVERNMENT OPERATIONS

FINANCE

LICENSE AND CONSUMER PROTECTION

PUBLIC SAFETY

ZONING, LANDMARKS AND BUILDING STANDARDS

MICHELLE A. HARRIS

CITY HALL, ROOM 200
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-3075

March 23, 2018

Commissioner David L. Reifman
Department of Planning and Development
City Hall, Room 1000
121 N. LaSalle
Chicago, Illinois 60602

**RE: Montclare Senior Residences of Calumet Heights
Financing Support Letter**

Dear Commissioner Reifman:

This is a strong letter of support for the use of TIF and other City funds for Montclare Senior Residences of Calumet Heights. The project is in the Calumet Heights neighborhood of my ward. The project will redevelop a large and previously underutilized tract of land in the 8th Ward and transform it into a new, mixed income, 134-unit, independent senior community. This letter has been prepared in support of the project's developer for their request to City of Chicago's Department of Planning and Development and other related financial support.

The project's site is also located within the boundaries of the Stony Island Burnside TIF redevelopment district. Over the past several years I have been working with 8th Ward residents, local community groups, developers and businesses to revitalize this area. These revitalization efforts have focused on creating affordable and market rate housing options, bringing well-paying jobs to the area, and addressing the infrastructure needs for expansion of public transportation and places for recreation. The Montclare housing development is a component of the revitalization strategy and will complement and support efforts that have been ongoing in the area.

To further spur revitalization efforts, I've supported the re-zoning of the site from industrial to residential and will work closing with the City and its zoning department to usher the PUD ordinance through the relevant review and approval processes. Finally, I am supportive of all efforts for the City to provide \$3,000,000 of Tax Increment Financing from the Stony Island Burnside TIF District, \$9,572,000 of multi-family housing resources, and other City-funding to the project to bring this much needed housing and continue the redevelopment strategy to stabilize and rejuvenate the neighborhood.

This will meet an important community need and I am in full support of the project and their request for the financial assistance for the development.

Sincerely,

Michelle A. Harris
Alderman, 8th Ward