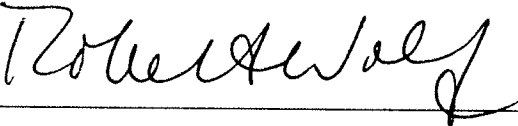


STATE OF ILLINOIS)  
   )SS  
COUNTY OF COOK )

**CERTIFICATE**

I, Robert Wolf, the duly authorized and qualified Assistant 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 14<sup>th</sup> Day of October 2008 with the original resolution adopted at said meeting and noted 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 14<sup>th</sup> Day of October 2008



---

ASSISTANT SECRETARY  
Robert Wolf

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

**RESOLUTION NO. 08 - CDC - 63**

**AUTHORIZATION TO NEGOTIATE A  
REDEVELOPMENT AGREEMENT WITH PEPPERCORN CAPITAL, LLC AND  
EUROMARKET DESIGNS, INC.  
AND  
RECOMMENDATION TO  
THE CITY COUNCIL OF THE CITY OF CHICAGO  
FOR THE DESIGNATION OF PEPPERCORN CAPITAL, LLC AND EUROMARKET  
DESIGNS, INC.  
AS DEVELOPER**

**WHEREAS**, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City's Municipal Code; and

**WHEREAS**, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

**WHEREAS**, the City Council, upon the Commission's recommendation pursuant to Resolution \_\_\_-CDC-\_\_\_ and pursuant to the Act, enacted three ordinances on June 10, 1998 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Kinzie Industrial Corridor Tax Increment Financing 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**, Peppercorn Capital, LLC and Euromarket Design, Inc. (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 acquisition of a 84,000 square foot building (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, 2008

Attachment: Exhibit A, Street Boundary Description

**EXHIBIT A**

Street Boundary Description of the  
Kinzie Industrial Corridor Tax Increment Financing  
Redevelopment Project Area

The Area is generally bounded by Grand Avenue and Ferdinand Street on the north, Halsted Street on the east, Lake Street on the south, and Kedzie Avenue on the west.

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

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REQUESTING DEVELOPER DESIGNATION  
October 14, 2008**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name:	CB2 – Relocation of Headquarters
Applicant Name:	Peppercorn 240, LLC
Project Address:	240 North Ashland Avenue
Ward and Alderman:	27 <sup>th</sup> Ward, Alderman Walter Burnett, Jr.
Community Area:	Kinzie Industrial Corridor, Kinzie PMD
Redevelopment Project Area:	Kinzie Industrial Corridor TIF
Requested Action:	TIF Developer Designation
Proposed Project:	Peppercorn will acquire the property at 240 North Ashland Avenue and lease space to two tenants. The proposed tenants, Kale Uniforms and CB2 will enter into 5 and 10-year lease agreements respectively. Crate & Barrel's concept store CB2 will be relocating its headquarters from Northbrook, Illinois
TIF Assistance:	\$3,400,000.00

**II. PROPERTY DESCRIPTION**

Address:	240 North Ashland Avenue
Location:	The subject property is located at the southwest corner of Ashland Avenue and Fulton Street, in the Kinzie Industrial Corridor, Planned Manufacturing District.

Tax Parcel Numbers: 17-07-411-007, 008, 016, 024, 025, 026, 028

Land Area: The subject property is an 84,000 square foot building that is situated on 1.84 acres (estimated 80,000 square foot area). – information provided by sales contract

Current Use: The subject property underwent construction in 1929 and is most recently known as the site of the former Cook Brothers department store building. The rehabilitated building remains vacant and is currently being marketed for sale or lease by a real estate broker. The property offers multiple spaces and build out options to whoever seeks to occupy the building. The building possesses potentially significant architectural or historic features and is rated as an Orange Building under the Chicago Historic Research Survey. The building has not received a designation as a landmarked building.

Current Zoning: Planned Manufacturing District

Environmental Condition: The building does not require remediation and it is not expected that an Environmental Site Assessment is needed.

### **III. BACKGROUND**

Crate and Barrel's CB2 concept stores is headquartered in Northbrook, Illinois. CB2, which has two concept stores in Chicago, would be relocating its headquarters into the City of Chicago at 240 North Ashland Avenue. The subject property has been vacant for a considerable period of time and the proposed reuse at this site would provide an economic stimulus on the near west side. This building is located within the boundaries of the Kinzie Industrial Corridor, Planned Manufacturing District (PMD) and the Kinzie Industrial Corridor Tax Increment Financing District. Many of the surrounding buildings serve as locations for companies that primarily have either industrial, manufacturing or distribution uses. The deal proposed has Peppercorn Capital acquiring the property, leasing 16,000 square feet of space to Kale Uniforms and 64,000 square feet of space to CB2. The TIF assistance, as requested, would provide the buyer and main tenant sources that allow for this acquisition (Peppercorn) and projected renovation costs (CB2) to be financially feasible. This particular sub-district of the PMD allows for office use, as this is an existing building. This relocation project is significant as CB2 is a spin-off of a large retailer with excellent prospects for growth as it expands its stores nationwide and its catalog volume increases.

#### **IV. PROPOSED DEVELOPMENT TEAM**

**Development Entity:** The developer of this property is Peppercorn 240 LLC. Philip Denny, Managing Member, who retains a 100% stake in the company, heads the LLC. Peppercorn Capital, LLC that is the disclosing party, is a small-scale commercial real estate development firm located in Chicago. Once this transaction has been completed, there will be no marketing efforts made, as there are tenants who are prepared to execute lease contracts. The proposed tenants are Kale Uniforms and CB2 (Crate & Barrels concept store). Kale Uniforms will occupy 16,000 square feet of space on the first floor and has a 5-year lease. CB2 will lease the remaining 64,000 square feet with an option to lease the remaining space after Kale Uniform's lease expires. As part of the project, European Designs, Inc. (an affiliate of Crate & Barrel) will receive a portion of the TIF assistance requested. The firm is committed to renovating and repositioning existing buildings in Chicago's West Loop. The 240 North Ashland property fits Peppercorn's strategic plan of revitalizing existing buildings. Peppercorn Capital recently completed the redevelopment of 1201 W. Washington, a 77,000 sq. foot, 3-story warehouse, Children's Learning Place at 1248 W. Washington, Dirk Dennison Interior Design at 1123 W. Washington and Oprah Satellite Radio at 1101 W. Washington.

**Consultants:** The consultants for this project are listed below.

**DLA Piper US, LLP** – Developer's attorney

**Laube Companines** – TIF Consultant.

**US Equities Realty** – Representing CB2 and negotiating terms/rates.

These three firms have combined a significant track record of performance on City projects.

#### **V. PROPOSED PROJECT**

**Project Overview:** The proposed project includes acquisition of the subject property at 240 North Ashland by Peppercorn Capital, LLC. This transaction is designed to attract and bring the headquarters for CB2 to Chicago from Northbrook, Illinois. The building at 240 North Ashland is the site of the former Cook Brothers department store building and possesses potentially significant architectural features and is rated as an Orange building under the Chicago Historic Research Survey. The exterior of the building is a classic red-brick with new windows and treatments. Also included is an enclosed 99-space parking lot. The 3-story, 84,000 square-foot building has undergone numerous improvements over the years and has been completely refurbished. This transaction proposes two tenants, Kale Uniforms and CB2. Kale Uniforms has a 5-year lease for 16,000 square feet on the first floor and CB2 has a lease for the remaining 64,000 square feet. CB2 has an option to occupy the remaining 16,000 square feet of space on the first floor after the lease of Kale Uniforms expires.

**Environmental Features:** Since this is an existing building, DPD's Sustainable Development Policy indicates that the property must comply with the following: Building Certification or LEED-CI Certification or 100% Green Roof + exceed ASHRAE 90.1-2004. ASHRAE develops standards for both its members and others professionally concerned with refrigeration processes and the design and maintenance of indoor environments.

**VI. FINANCIAL STRUCTURE**

The acquisition of 240 North Ashland, by Peppercorn Capital will be leased as a build-to-suit for the two tenants. The developer has secured pre-leases with its tenants (Kale Uniforms and CB2). The City, through the Department of Planning and Development (DPD), is planning to reimburse the Developer for TIF-eligible costs incurred during the acquisition and build-out/renovation of the building in an amount not to exceed \$3,400,000. Payment will be made in the following form: Peppercorn will receive two TIF notes, one with a principal value of \$2,150,000 bearing interest and another note with a principal value of \$1,250,000 bearing interest that will be assigned to European Design, Inc. (an affiliate of Crate & Barrel).

The \$3,400,000 in TIF is being provided to the entities (Peppercorn Capital and European Designs) to ensure that the acquisition of the subject property at 240 North Ashland remains an economically viable real estate transaction. The Total Project Costs (TPC) is \$16,226,000 with \$2,815,200 in equity and \$11,260,800 in debt. The TIF request represents 21% of TPC.

The following table identifies the sources and uses of funds.

**Sources and Uses of Funds**

<u>Sources</u>	<u>Amount</u>	<u>% of total</u>
Equity	\$2,815,200	17.3%
Debt (bank name)	<u>\$13,410,800</u>	<u>82.7%</u>
<b>Total Sources</b>	<b>\$16,226,000</b>	<b>100.0%</b>
<u>Uses</u>	<u>Amount</u>	<u>\$/sf of Building*</u>
Land Acquisition (\$160 per sf of land)	\$12,675,000	\$150.89 psf
Legal, Closing and Carry Costs	\$926,000	
Site Clearance and Preparation	\$0.00	\$0.00 psf
Hard Costs		
Construction of Interior Buildout	\$1,025,000	\$0.00 psf
Elevator Construction	\$400,000	
Renovation to Base Building for Southside Additional Tenants	\$250,000	
Soft Costs		
Architectural and Engineering Related to the Renovation of Building	\$110,000	



Permits	\$34,000	
Travel	\$1,000	
Payroll	\$30,000	
Contingency	\$200,000	
Furniture, Fixtures and Equipment	\$400,000	
Moving Costs of Crate and Barrel	\$175,000	
<b>Total Hard &amp; Soft Costs (16.2% of total costs)</b>	<b><u>\$2,625,000</u></b>	<b><u>\$31.25 psf</u></b>
<b>Total Uses</b>	<b>\$16,226,000</b>	<b>\$193.16 psf</b>

\*Gross building area is 84,000 square feet

\*Gross site area is 80,000 square feet

## **VII. PUBLIC BENEFITS**

The proposed project will provide the following public benefits.

**Relocation:** Relocation of new Headquarters into the City of Chicago and reuse of an existing building.

**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 one of the following: Building Certification or LEED-CI Certification or 100% Green Roof + exceed ASHRAE 90.1-2004. ASHRAE develops standards for both its members and others professionally concerned with refrigeration processes and the design and maintenance of indoor environments.

**Permanent Jobs:** The project is estimated to generate 59 permanent jobs and 15 part-time jobs. The Mayor's Office for Workforce Development (MOWD) has been informed of the project and will work with the developer on job training and placement.

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

**City Residency:** The developer will comply with the requirements of Chicago's city residency ordinance, which requires that at least half of all construction-worker hours be filled by Chicago residents. The developer will also comply with the requirement that all construction jobs are paid the prevailing wage.

## **VIII. COMMUNITY SUPPORT**

Aldermen Walter Burnett of the 27<sup>th</sup> Ward endorses the project and has provided a letter of support (see exhibits for copy). The following community organization has endorsed the project:

**Industrial Council of Nearwest Chicago (ICNC).** (See exhibits for copies of support letters).

## **IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN**

The proposed project is located in the Kinzie Industrial Corridor Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan:

- Workforce creation.
- Creating new development in sympathetic relationship with the surrounding community.
- Upgrade infrastructure and encourage the redevelopment of marginal uses with the Redevelopment Project Area.
- Attract new private investment to the area that meets the needs of existing users.

The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of the building located at 240 North Ashland Avenue.

## **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. Before today's action is presented to the city council for approval, the department will conduct a thorough background check of all principals having an ownership interest of 7.5 percent or greater, and of the boards of directors and trustees of non-profit organizations. Similar background checks will be conducted on the development entity itself.

Closing of the redevelopment agreement will not occur before the City Council has approved the agreement, the developer has obtained all necessary City approvals including zoning and building permits, and the developer has presented proof of financing. The redevelopment agreement 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 Peppercorn Capital, LLC as Developer for the development of the proposed CB2 headquarters at 240 North Ashland Avenue.

## **EXHIBITS**

Redevelopment Area Map  
Neighborhood Map or Aerial  
Sample M/WBE Letter  
Lender's Letter of Interest  
Community Letters of Support  
Alderman's Letter of Support

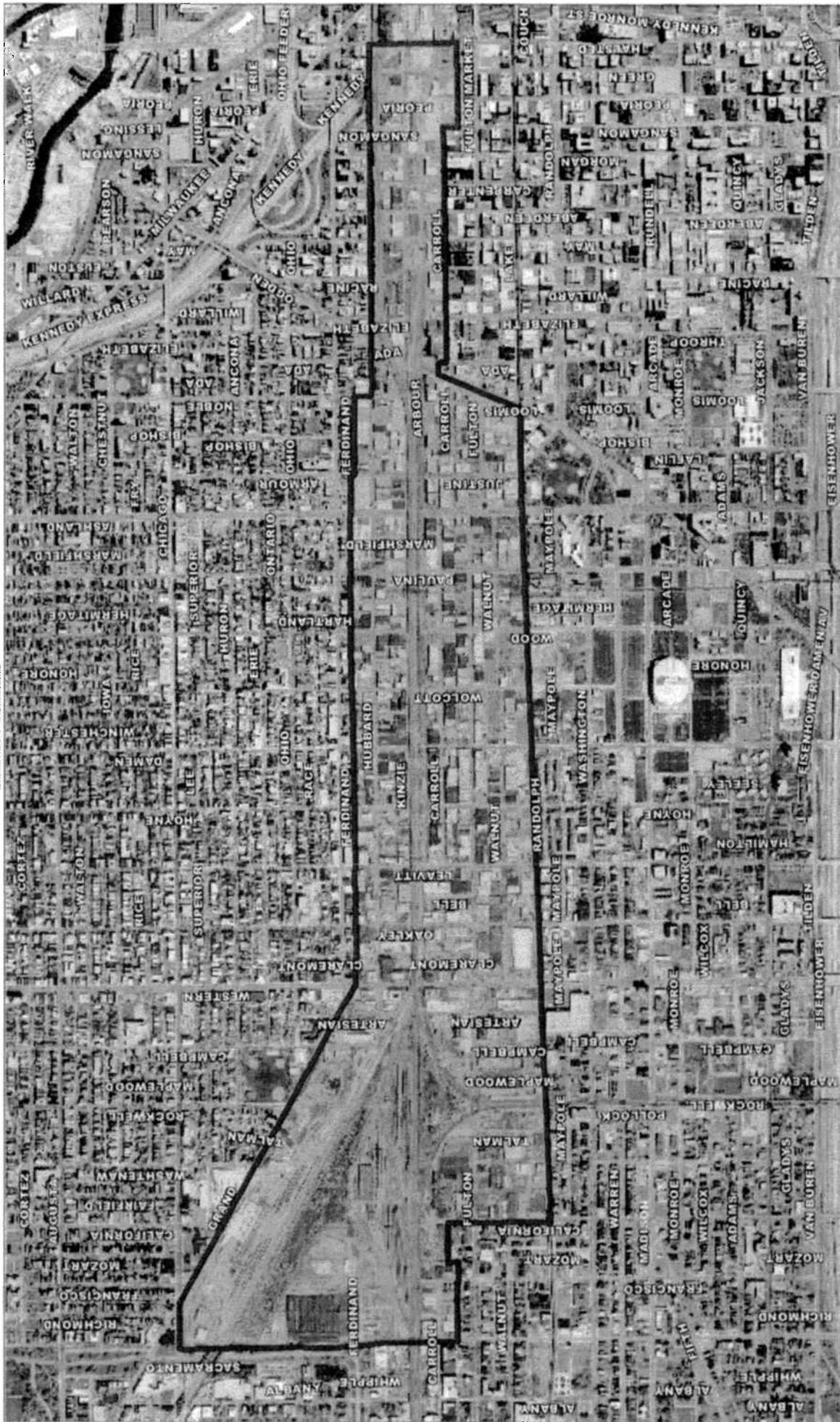


**Kinzie Industrial Corridor TIF**

**Legend**  
Kinzie TIF

  
City of Chicago  
Richard M. Daley  
Mayor  
Department of Planning  
and Development  
Lori T. Binley  
Commissioner

**KINZIE PMD**

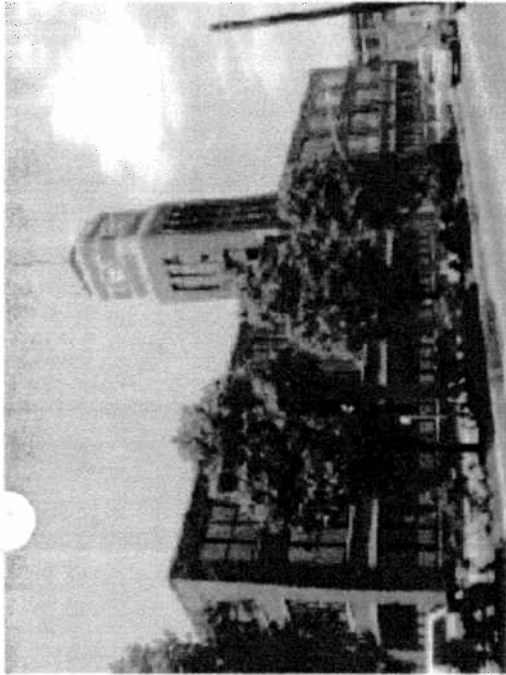
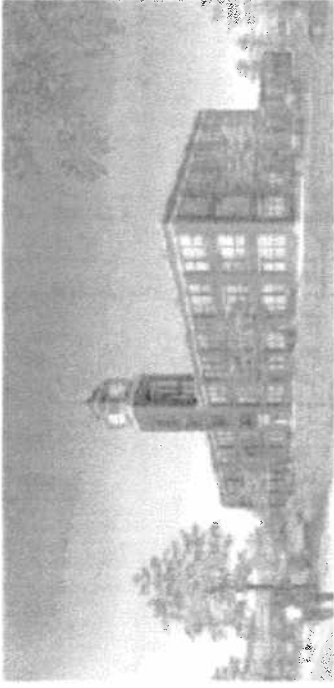


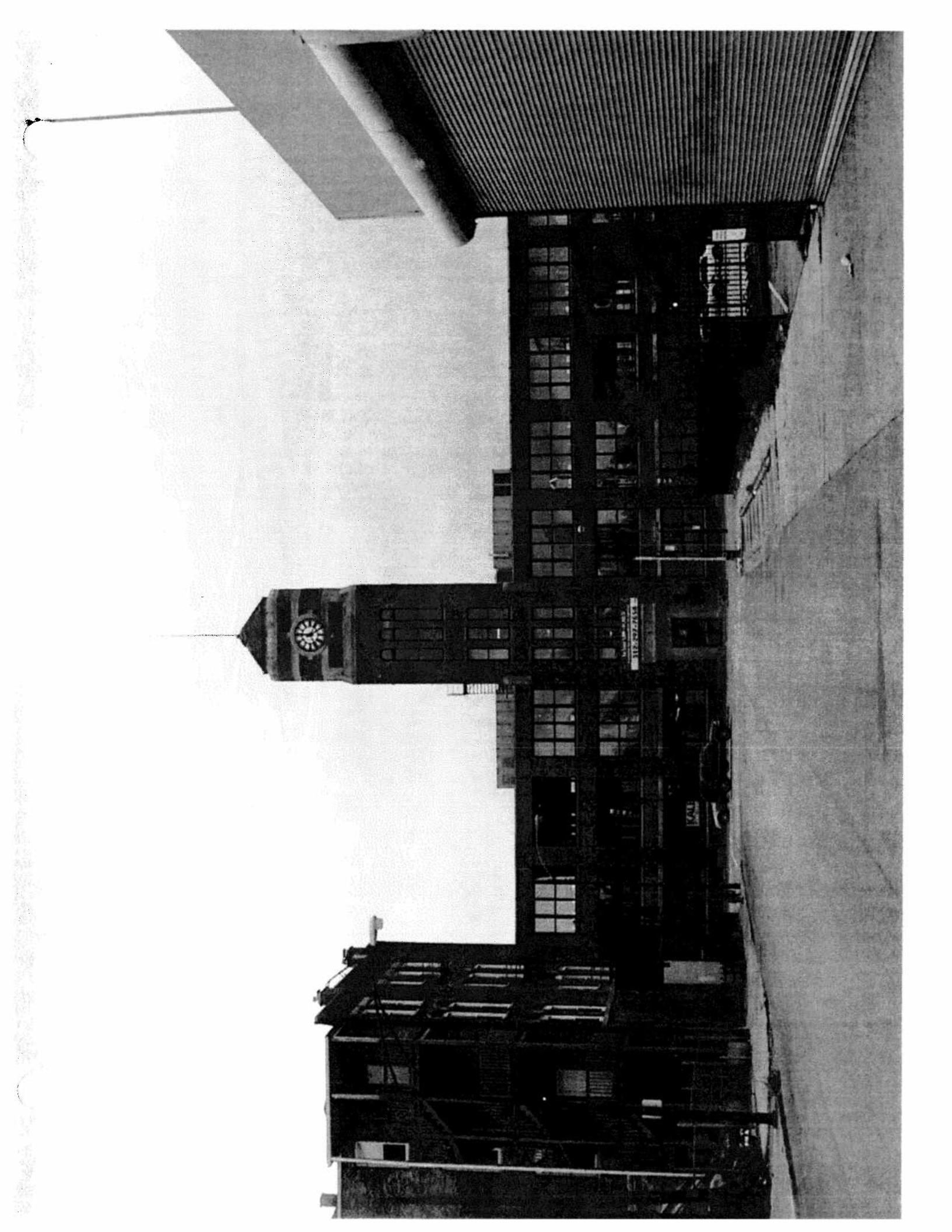
# 240 N. Ashland Avenue



CITY OF CHICAGO  
RICHARD M. DALEY  
MAYOR

DEPARTMENT OF PLANNING  
AND DEVELOPMENT  
ARNOLD L. RANDALL  
COMMISSIONER





Crate and Barrel  
1250 Techny Road  
Northbrook, IL 60062  
Telephone (847) 272-2888  
Facsimile (847) 272-5366

October 8, 2008

Ms. Hedy Ratner  
Women's Business Development Center  
8 S. Michigan Avenue  
Suite 400  
Chicago, IL 60603

Sent via certified mail on October 8, 2008

RE: 240 North Ashland Avenue

Dear Ms. Ratner:

The purpose of this letter is to inform your organization of potential contracting opportunities associated with the construction of certain improvements at the property commonly known as 240 North Ashland, Chicago, Illinois (the "Property"). Euromarket Designs, Inc, plans to rehabilitate approximately 64,000 square feet of the existing building located at the Property. The project is anticipated to require the participation of trades such as electrical, mechanical, plumbing, and others. Construction is anticipated to begin in the fourth quarter of 2008.

I am the project coordinator and can be reached at 847-239-6444. While the bidding process has not yet begun, I am available to answer questions and/or meet with representatives of your organization regarding the budget (once finalized), schedule, and contracting opportunities for the project. At your request, I will provide your organization with one copy of the project bid documents (including plans and specifications).

Please make your member companies aware of this project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,

Joel Kligerman  
Director of Facilities & New Store Openings  
Crate & Barrel

2452 04E2 5000 05T2 9002

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com.	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Mark	
Sent To: Women's Business Develop.	
Street, Apt. No., or PO Box No. 8 S. Michigan Ave	
City, State, ZIP+4 Chicago IL 60603	
PS Form 3800, August 2006	
See Reverse for Instructions	

# Crate & Barrel



Crate and Barrel  
1250 Techy Road  
Northbrook, IL 60062  
Telephone (847) 272-2888  
Facsimile (847) 272-5366

October 8, 2008

Mr. Mitch Schneider  
Asian American Alliance  
222 W. Cermak Road  
Suite 303  
Chicago, IL 60616

Sent via certified mail on October 8, 2008

RE: 240 North Ashland Avenue

Dear Mr. Schneider:

The purpose of this letter is to inform your organization of potential contracting opportunities associated with the construction of certain improvements at the property commonly known as 240 North Ashland, Chicago, Illinois (the "Property"). Euromarket Designs, Inc, plans to rehabilitate approximately 64,000 square feet of the existing building located at the Property. The project is anticipated to require the participation of trades such as electrical, mechanical, plumbing, and others. Construction is anticipated to begin in the fourth quarter of 2008.

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Please make your member companies aware of this project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,

Joel Kligerman  
Director of Facilities & New Store Openings  
Crate & Barrel

7002 0860 0004 9100 7275

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
O F F I C I A L U S E	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Sent To <i>Asian Amer. Alliance</i>	
Street, Apt. No. or PO Box No. <i>222 W. Cermak</i>	
City, State, ZIP+4 <i>Chicago IL 60616</i>	
PS Form 3800, April 2002	
See Reverse for Instructions	

# Crate & Barrel

Crate and Barrel  
1250 Techry Road  
Northbrook, IL 60062  
Telephone (847) 272-2668  
Facsimile (847) 272-5368

October 8, 2008

Mr. Perry Nakachi  
Association of Asian Construction Enterprises  
333 N. Ogden Avenue  
Chicago, IL 60607

Sent via certified mail on October 8, 2008

RE: 240 North Ashland Avenue

Dear Mr. Nakachi:

The purpose of this letter is to inform your organization of potential contracting opportunities associated with the construction of certain improvements at the property commonly known as 240 North Ashland, Chicago, Illinois (the "Property"). Euromarket Designs, Inc, plans to rehabilitate approximately 64,000 square feet of the existing building located at the Property. The project is anticipated to require the participation of trades such as electrical, mechanical, plumbing, and others. Construction is anticipated to begin in the fourth quarter of 2008.

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Please make your member companies aware of this project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,

Joel Kligerman  
Director of Facilities & New Store Openings  
Crate & Barrel

2402 0860 0004 9176 5042

U.S. Postal Service <b>CERTIFIED MAIL RECEIPT</b> (Domestic Mail Only; No Insurance Coverage Provided)	
<b>OFFICIAL USE</b>	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark here	
Sent To <i>Assoc. of Asian Constr. Ent</i>	
Street, Apt. No., or PO Box No. <i>333 Ogden ave.</i>	
City, State, ZIP+4 <i>Chicago IL 60607</i>	
PS Form 3800, April 2002 See Reverse for Instructions	

# Crate & Barrel

Crate and Barrel  
1250 Techny Road  
Northbrook, IL 60062  
Telephone (847) 272-2888  
Facsimile (847) 272-5366

October 8, 2008

Ms. Florence Cox  
Black Contractors United  
400 W. 76th Street  
Suite 200  
Chicago, IL 60620

Sent via certified mail on October 8, 2008

RE: 240 North Ashland Avenue

7002 0860 0004 9100 7282

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Sent To <i>Black Contractors United</i>	
Street, Apt. No., or PO Box No. <i>400 W. 76th Street</i>	
City, State, ZIP+4 <i>Chicago IL 60620</i>	
PS Form 3800, April 2002 See Reverse for Instructions	

Dear Ms. Cox:

The purpose of this letter is to inform your organization of potential contracting opportunities associated with the construction of certain improvements at the property commonly known as 240 North Ashland, Chicago, Illinois (the "Property"). Euromarket Designs, Inc, plans to rehabilitate approximately 64,000 square feet of the existing building located at the Property. The project is anticipated to require the participation of trades such as electrical, mechanical, plumbing, and others. Construction is anticipated to begin in the fourth quarter of 2008.

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Sincerely,

Joel Kligerman  
Director of Facilities & New Store Openings  
Crate & Barrel

# Crate & Barrel

Crate and Barrel  
1250 Techny Road  
Northbrook, IL 60062  
Telephone (847) 272-2888  
Facsimile (847) 272-5366

October 8, 2008

Ms. Tracye Smith  
Chicago Minority Business Development Council, Inc  
1 E. Wacker Drive  
Suite 1200  
Chicago, IL 60601

Sent via certified mail on October 8, 2008

RE: 240 North Ashland Avenue

6622 0076 9100 7299

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

OFFICIAL USE

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

7002 0600 0004 0990 2007

Sent To: *Chicago Minority Bus. Devel.*

Street, Apt. No.,  
or PO Box No. *1 E. Wacker Drive*

City, State, ZIP+4 *Chicago IL 60601*

PS Form 3800, April 2002 See Reverse for Instructions

Dear Ms. Smith:

The purpose of this letter is to inform your organization of potential contracting opportunities associated with the construction of certain improvements at the property commonly known as 240 North Ashland, Chicago, Illinois (the "Property"). Euromarket Designs, Inc. plans to rehabilitate approximately 64,000 square feet of the existing building located at the Property. The project is anticipated to require the participation of trades such as electrical, mechanical, plumbing, and others. Construction is anticipated to begin in the fourth quarter of 2008.

I am the project coordinator and can be reached at 847-239-6444. While the bidding process has not yet begun, I am available to answer questions and/or meet with representatives of your organization regarding the budget (once finalized), schedule, and contracting opportunities for the project. At your request, I will provide your organization with one copy of the project bid documents (including plans and specifications).

Please make your member companies aware of this project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,

Joel Kligerman  
Director of Facilities & New Store Openings  
Crate & Barrel

# Crate & Barrel

Crate and Barrel  
1250 Techny Road  
Northbrook, IL 60062  
Telephone (847) 272-2888  
Facsimile (847) 272-5366

October 8, 2008

Ms. Joan Archie  
Chicago Urban League  
220 S. State Street  
11th Floor  
Chicago, IL 60604

Sent via certified mail on October 8, 2008

RE: 240 North Ashland Avenue

7002 0860 0004 4000 0990 2007 9100 7305

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only. No Insurance Coverage Provided)	
OFFICIAL USE	
Postage	\$
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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Sent To <i>Chicago Urban League</i>	
Street, Apt. No., or PO Box No. <i>220 S. State Street</i>	
City, State, ZIP+4 <i>Chicago IL 60604</i>	

PS Form 3800, April 2002 See Reverse for Instructions

Dear Ms. Archie:

The purpose of this letter is to inform your organization of potential contracting opportunities associated with the construction of certain improvements at the property commonly known as 240 North Ashland, Chicago, Illinois (the "Property"). Euromarket Designs, Inc, plans to rehabilitate approximately 64,000 square feet of the existing building located at the Property. The project is anticipated to require the participation of trades such as electrical, mechanical, plumbing, and others. Construction is anticipated to begin in the fourth quarter of 2008.

I am the project coordinator and can be reached at 847-239-6444. While the bidding process has not yet begun, I am available to answer questions and/or meet with representatives of your organization regarding the budget (once finalized), schedule, and contracting opportunities for the project. At your request, I will provide your organization with one copy of the project bid documents (including plans and specifications).

Please make your member companies aware of this project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,

Joel Kligerman  
Director of Facilities & New Store Openings  
Crate & Barrel

# Crate & Barrel

Crate and Barrel  
1250 Techny Road  
Northbrook, IL 60062  
Telephone (847) 272-2888  
Facsimile (847) 272-8368

October 8, 2008

Ms. Gloria Bell  
Cosmopolitan Chamber of Commerce  
560 W. Lake Street  
5th Floor  
Chicago, IL 60661

Sent via certified mail on October 8, 2008

RE: 240 North Ashland Avenue

Dear Ms. Bell:

The purpose of this letter is to inform your organization of potential contracting opportunities associated with the construction of certain improvements at the property commonly known as 240 North Ashland, Chicago, Illinois (the "Property"). Euromarket Designs, Inc. plans to rehabilitate approximately 64,000 square feet of the existing building located at the Property. The project is anticipated to require the participation of trades such as electrical, mechanical, plumbing, and others. Construction is anticipated to begin in the fourth quarter of 2008.

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Sincerely,

Joel Kligerman  
Director of Facilities & New Store Openings  
Crate & Barrel

6262 0016 9100 7329

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Sent To: *Cosmopolitan Chamber of Com.*  
Street, Apt. No.,  
or PO Box No. *560 W. Lake Street*  
City, State, ZIP+4 *Chicago IL 60661*

PS Form 3800, April 2002 See Reverse for Instructions

# Crate & Barrel

Crate and Barrel  
1250 Techry Road  
Northbrook, IL 60062  
Telephone (847) 272-2888  
Facsimile (847) 272-5366

October 8, 2008

Ms. Beth Doria  
Federation of Women Contractors  
5650 S. Archer Avenue  
Chicago, IL 60638

Sent via certified mail on October 8, 2008

RE: 240 North Ashland Avenue

Dear Ms. Doria:

The purpose of this letter is to inform your organization of potential contracting opportunities associated with the construction of certain improvements at the property commonly known as 240 North Ashland, Chicago, Illinois (the "Property"). Euromarket Designs, Inc, plans to rehabilitate approximately 64,000 square feet of the existing building located at the Property. The project is anticipated to require the participation of trades such as electrical, mechanical, plumbing, and others. Construction is anticipated to begin in the fourth quarter of 2008.

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Please make your member companies aware of this project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,

Joel Kligerman  
Director of Facilities & New Store Openings  
Crate & Barrel

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Sent To: *Fed. of Women Contr.*  
Street, Apt. No.,  
or PO Box No.: *5650 S. Archer Ave.*  
City, State, ZIP+4: *Chicago IL 60638*

PS Form 3800, April 2002 See Reverse for Instructions

# Crate & Barrel

Crate and Barrel  
1250 Techny Road  
Northbrook, IL 60062  
Telephone (847) 272-2888  
Facsimile (847) 272-5366

October 8, 2008

Mr. Cesar Santoy  
Hispanic American Contractors Industry Association  
901 W. Jackson Boulevard  
Suite 205  
Chicago, IL 60607

Sent via certified mail on October 8, 2008

RE: 240 North Ashland Avenue

Dear Mr. Santoy:

The purpose of this letter is to inform your organization of potential contracting opportunities associated with the construction of certain improvements at the property commonly known as 240 North Ashland, Chicago, Illinois (the "Property"). Euromarket Designs, Inc, plans to rehabilitate approximately 64,000 square feet of the existing building located at the Property. The project is anticipated to require the participation of trades such as electrical, mechanical, plumbing, and others. Construction is anticipated to begin in the fourth quarter of 2008.

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Sincerely,

Joel Kligerman  
Director of Facilities & New Store Openings  
Crate & Barrel

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Send To: **HACIA**  
Street, Apt. No.  
or PO Box No. **901 W. Jackson**  
City, State, ZIP+4 **Chicago IL 60607**

PS Form 3800, August 2006 See Reverse for Instructions

# Crate & Barrel



Crate and Barrel  
1250 Techny Road  
Northbrook, IL 60062  
Telephone (847) 272-2888  
Facsimile (847) 272-5366

October 8, 2008

Mr. Anthony Guillen  
Latin American Chamber of Commerce  
3512 W. Fullerton Avenue  
Chicago, IL 60647

Sent via certified mail on October 8, 2008

RE: 240 North Ashland Avenue

Dear Mr. Guillen:

The purpose of this letter is to inform your organization of potential contracting opportunities associated with the construction of certain improvements at the property commonly known as 240 North Ashland, Chicago, Illinois (the "Property"). Euromarket Designs, Inc, plans to rehabilitate approximately 64,000 square feet of the existing building located at the Property. The project is anticipated to require the participation of trades such as electrical, mechanical, plumbing, and others. Construction is anticipated to begin in the fourth quarter of 2008.

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Please make your member companies aware of this project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,

Joel Kligerman  
Director of Facilities & New Store Openings  
Crate & Barrel

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7006 2150 0005 2340 2528

Sent to: *Latin American Chamber of Commerce*  
Street Apt. No. or PO Box No. *3512 W. Fullerton*  
City, State, ZIP+4<sup>®</sup> *Chicago IL 60647*

PS Form 3800, August 2006 See Reverse for Instructions

# Crate & Barrel

Crate and Barrel  
1250 Techny Road  
Northbrook, IL 60062  
Telephone (847) 272-2688  
Facsimile (847) 272-5366

October 8, 2008

Mr. Juan Ochoa  
Mexican American Chamber of Commerce  
111 W. Washington Street  
Suite 1660  
Chicago, IL 60602

Sent via certified mail on October 8, 2008

RE: 240 North Ashland Avenue

Dear Mr. Ochoa:

The purpose of this letter is to inform your organization of potential contracting opportunities associated with the construction of certain improvements at the property commonly known as 240 North Ashland, Chicago, Illinois (the "Property"). Euromarket Designs, Inc, plans to rehabilitate approximately 64,000 square feet of the existing building located at the Property. The project is anticipated to require the participation of trades such as electrical, mechanical, plumbing, and others. Construction is anticipated to begin in the fourth quarter of 2008.

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Sincerely,

Joel Kligerman  
Director of Facilities & New Store Openings  
Crate & Barrel

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Total Postage & Fees	\$	

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5532 0482 5000 0512 9007

Sent to: *Mexican American Cham of Com*  
Street, Apt. No. or PO Box No. *111 W. Washington Street*  
City, State ZIP+4<sup>®</sup> *Chicago IL 60602*

PS Form 3800, August 2006 See Reverse for Instructions

# Crate & Barrel

Crate and Barrel  
1250 Techny Road  
Northbrook, IL 60062  
Telephone (847) 272-2888  
Facsimile (847) 272-5366

October 8, 2008

Mr. Omar Shareef  
African American Contractors Association  
3901 S. State Street  
Suite 103  
Chicago, IL 60609

Sent via certified mail on October 8, 2008

RE: 240 North Ashland Avenue

7268  
9100  
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Sent To: African Amer. Contr. Assoc.  
Street, Apt. No., or PO Box No.: 3901 State Street  
City, State, ZIP+4: Chicago IL 60609

PS Form 3800, April 2002 See Reverse for Instructions

Dear Mr. Shareef:

The purpose of this letter is to inform your organization of potential contracting opportunities associated with the construction of certain improvements at the property commonly known as 240 North Ashland, Chicago, Illinois (the "Property"). Euromarket Designs, Inc, plans to rehabilitate approximately 64,000 square feet of the existing building located at the Property. The project is anticipated to require the participation of trades such as electrical, mechanical, plumbing, and others. Construction is anticipated to begin in the fourth quarter of 2008.

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Sincerely,

Joel Kligerman  
Director of Facilities & New Store Openings  
Crate & Barrel

# Crate & Barrel

The Northern Trust Company  
50 South La Salle Street  
Chicago, Illinois 60603  
(312) 630-6000



# Northern Trust

Dorothy O. Walton  
Senior Vice President  
312/557-3323  
Fax: 312/444-7348

October 8, 2008

Philip Denny  
Peppercorn 240 LLC  
One North Wacker Drive  
Suite 4125  
Chicago, IL 60606

Dear Mr. Denny,

Pursuant to our recent conversations, this will confirm that it is our intention to provide a real estate acquisition loan to Peppercorn 240 LLC. Purpose of the loan, the amount of which is to be mutually agreed upon, will be to finance the \$12.8 million acquisition of the property at 240 North Ashland Avenue, Chicago, IL.

Anticipated closing date of the loan is October 31, 2008.

This letter does not represent a commitment of the Bank to fund. Closing of the loan is subject to the successful negotiation of the terms and conditions which we have been discussing, approval by the Bank's Credit Loan Committee, satisfactory appraisal and delivery of executed loan documents to the satisfaction of the Bank in its sole discretion.

I look forward to working with you and please contact me should you wish to discuss this matter.

Sincerely,



# ICNC

Industrial Council of Nearwest Chicago

2410 W. Fulton St., Suite 250 • Chicago, IL 60612 • Ph: 312-471-3941 • Fax: 312-421-1871 • www.industrialcouncil.com

October 9, 2008

Mary Richardson-Lowry  
Chair, Community Development Commission  
Department of Planning and Development  
City Hall  
121 N. LaSalle Street, Room 501  
Chicago, IL 60602

Dear Ms. Richardson-Lowry:

The Industrial Council of Nearwest Chicago (ICNC) strongly supports the relocation of CB2 to 240 N. Ashland Avenue and requests that the Community Development Commission approve the use of Tax Increment Financing funds to facilitate the project.

As one of the Department of Planning and Development's Local Industrial Retention Initiative delegate agencies, ICNC stands ready to assist the City and CB2 in any way that we can.

Thank you for your efforts to encourage investment in the Kinzie Industrial Corridor.

Sincerely,

A handwritten signature in cursive script that reads "Joyce Shanahan".

Joyce Shanahan  
Executive Director

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

**RESOLUTION NO. \_\_ - CDC -**

**AUTHORIZATION TO NEGOTIATE A  
REDEVELOPMENT AGREEMENT WITH Peppercorn Capital, LLC and European Designs,  
Inc.  
AND  
RECOMMENDATION TO  
THE CITY COUNCIL OF THE CITY OF CHICAGO  
FOR THE DESIGNATION OF PEPPERCORN CAPITAL, LLC AND EUROPEAN  
DESIGNS, INC.  
AS DEVELOPER**

**WHEREAS**, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City's Municipal Code; and

**WHEREAS**, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

**WHEREAS**, the City Council, upon the Commission's recommendation pursuant to Resolution \_\_-CDC-\_\_ and pursuant to the Act, enacted three ordinances on June 10, 1998 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Kinzie Industrial Corridor Tax Increment Financing 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**, Peppercorn Capital, LLC and European Design, Inc. (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 acquisition of a 84,000 square foot building (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,