


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 8<sup>th</sup> Day of January 2008 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 8<sup>th</sup> Day of January 2008**

  
\_\_\_\_\_

**EXECUTIVE SECRETARY  
Jennifer Rampke**

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

**RESOLUTION NO. ~~08~~-CDC-05**

**AUTHORIZATION TO NEGOTIATE A  
REDEVELOPMENT AGREEMENT WITH ML REALTY PARTNERS, LLC**

**AND  
RECOMMENDATION TO  
THE CITY COUNCIL OF THE CITY OF CHICAGO  
FOR THE DESIGNATION OF ML REALTY PARTNERS, LLC  
AS DEVELOPER**

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

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

**WHEREAS**, the City Council, upon the Commission's recommendation pursuant to Resolution 98-CDC-130 and pursuant to the Act, enacted three ordinances on December 2<sup>nd</sup> 1998 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Northwest Industrial Corridor TIF 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**, ML Realty Partners (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 construction of a 520,775 square foot distribution/light industrial facility located at 401 North Cicero Avenue (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: January 8, 2008

Attachment: Exhibit A, Street Boundary Description

**EXHIBIT A**

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

The Area is generally bounded by Fullerton on the north, an irregular line of Kilbourn, Kostner and Pulaski on the east, Lake Street on the south, and Cicero on the west.

City of Chicago  
Department of Planning and Development

STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REQUESTING DEVELOPER DESIGNATION  
[JANUARY 8<sup>th</sup> 2008]

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name: BRACHS REDEVELOPMENT

Applicant Name: ML Realty Partners LLC.

Project Address: 401 N. Cicero

Ward and Alderman: 28<sup>th</sup> Ward, Alderman Ed Smith

Community Area: Austin

Redevelopment Project Area: Northwest Industrial Corridor TIF, Northwest PMD # 9

Requested Action: TIF Developer Designation

Proposed Project: DPD will provide TIF assistance for the redevelopment of 401 N. Cicero to accommodate a 500,000 square foot spec distribution center. The lot is zoned PMD in the industrial corridor. The site is approximately 30 acres.

TIF Assistance: \$10.6M in TIF funds from a total project cost of \$42,321,986 (25%)

**II. PROPERTY DESCRIPTION**

Address: 401 N. Cicero

Location: The site is generally located at the northeastern corner of Cicero Avenue and Kinzie Streets

Tax Parcel Numbers:

16-10-109-015-0000  
16-10-109-017-0000  
16-10-109-018-0000  
16-10-109-020-0000  
16-10-110-039-0000  
16-10-110-044-0000  
16-10-110-045-0000  
16-10-111-036-0000  
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16-10-113-013-0000  
16-10-113-015-0000  
16-10-113-016-0000  
16-10-114-038-0000  
16-10-501-004-0000

Land Area:

30 acres

Current Use:

The site is currently improved with a two million square foot, seven story manufacturing facility, a three-story, 50,000 square foot office building, and two large fields of surface parking. The site has been vacant for over three years. The existing building is to be demolished. The buildings are very dilapidated and have been stripped by scavengers over the years. One of the buildings is rated "orange" in the Chicago Historic Resources Survey, which indicates that it is historically significant. A portion of the brick and terra-cotta will be salvaged and reused somewhere on site as part of the new project.

Current Zoning:

Planned Manufacturing District # 9

Environmental Condition:

The property does require some remediation. Asbestos has been found in the existing building which is to be demolished, will be removed. In a Phase 1 Environmental Assessment report (Carlson Environmental), a subsurface investigation was recommended to define the extent of previously identified contamination

### III. BACKGROUND

ML Realty Partners, LLC ("MLRP") focuses on the acquisition and development of industrial and office real estate. MLRP is the contract purchaser of the former Brachs Confections, Inc.'s headquarters and manufacturing facility at 401 North Cicero Avenue. The site has been vacant for over 3 years. ML Realty Partners has been in negotiations with owner (Michael Goldstein) for the 30 acre site in the Northwest Industrial PMD. MLRP proposes to redevelop the property with an approximately 520,775 warehouse distribution facility. In connection with this redevelopment project, MLRP is seeking tax increment financing assistance for the property. The TIF gap that ML is requesting results from the complete demolition, remediation and redevelopment of the site. The building will be geared towards a single or multiple tenants and will have an energy star roof, be LEED certified and will have on-site stormwater management. There are few other comparable facilities in the City of Chicago. MLRP believes that substantial demand exists for modern industrial facilities and expects to lease up the facility over a 12 to 18 month period

MLRP recent transactions include the warehouse distribution facility at 1401 North Cicero Avenue in Chicago. MLRP Merlin LLC, leased out 209,000 sq feet to Coca Cola Enterprises Inc. ("CCE"), formerly located at Cermak road. CPS required the Coca Cola distribution center on Cermak Road in order to expand Juarez High School. DPD worked with Coke to find them a new location for several years so this location was a great opportunity for Coke to remain in the city. The TIF gap that Merlin, LLC is requesting results from improvements proposed to the facility for Coca-Cola and the resulting rental rates. MLRP Merlin LLC entered into a Redevelopment Agreement dated May 16<sup>th</sup> 2006 with the City of Chicago for a TIF Deal of \$1.6 M of a total project cost of \$5.2M (34%). The project brought in 240 Jobs with an annual payroll of \$9M.

Currently, MLRP has filed a TIF requisition dated December 5<sup>th</sup> 2007, certifying a total expenditure of 7,045,345 and requesting a reimbursement of 215,000 for TIF funded improvements. CCE has also certified that the company has satisfied the employment requirements of no less than 240 jobs as set forth in the RDA.

### IV. PROPOSED DEVELOPMENT TEAM

#### **Development Entity:**

**ML Realty Partners, LLC ("MLRP") or an entity formed in which MLRP holds a majority interest is defined as the "Developer".**

MLRP is a privately held Delaware Limited Liability Company that focuses on the acquisition and development of industrial and office real estate. MLRP has financial backing from on-going entity-level investment from Principal Enterprise Capital, a subsidiary of principal Global investors based in Des Moines, Iowa.

Company ownership includes Principal Enterprise Capital and the employees of ML Realty Partners. Washington State Investment Board is a governmental entity /pension fund for Washington State employees with oversight responsibility of the ownership chain of ML

Realty Partners and owns 95% of Principal Enterprise Capital 1. Principal Enterprise Capital 1 owns 98% of MLRP.

MLRP will be acting as developer for the project. As such, it will contract with a General Contractor and oversee the construction of the shell. MLRP will enter an exclusive agency agreement with a yet to be identified brokerage firm that specializes in City industrial brokerage and will oversee their efforts to procure tenants for the project. Negotiations for each tenant will be done by MLRP.

Mike Luecht is the President and CEO of ML Realty Partners. Mr. Luecht founded ML Capital Ventures, the predecessor to ML Realty Partners, in February 2001. Prior to that, Mr. Luecht worked for The McShane Companies, a national real estate and construction firm.

Pete Harmon is Executive Vice President and member of the board of ML Realty Partners. Mr. Harmon oversees development opportunities for the company and also provides strategic direction. Mr. Harmon was previously Vice President of Industrial and Office development for The Ryan Companies.

Mike Dolan is Regional Vice President who oversees the leasing and management of ML Realty Partners mid-west properties. Prior to joining the company, Mr. Dolan was Vice President of Marketing for ProLogis Corporation.

Pete Harmon, Executive Vice President of MLRP will be the principal charged with overseeing all facets of the 401 N. Cicero development. During his career, he has overseen the acquisition of more than 1,000 acres of land slated for industrial development and the development and acquisition of more than 15,000,000 SF of industrial property possessing a value in excess of \$1 billion. Mr. Harmon's recent transactions include the development of a nearly 390,000 square foot warehouse distribution facility at 1401 North Cicero Avenue in Chicago and an over 330,000 square foot industrial facility on Weber Road in Bolingbrook.

**Consultants:**

Harris Architects, Inc. has been an established architectural firm since 1972. Harris Architects Inc. focuses on industrial, office and health-care related facilities. Harris Architects has won a number of state and national design awards from the Society of American Registered Architects and local municipalities.

Kelly Harris – Project Manager, Harris Architects is responsible for executing and managing preliminary design through construction administration.

FCL Builders, headquartered in suburban Chicago, is a multi-faceted design/build construction company. Founded in 1976, FCL has built over 682 projects ranging in size from 5,000 square feet to over 1 million square feet. The company specializes in the design/build construction of offices, distribution/warehouses, manufacturing, data centers, food processing plants, air freight, retail, medical/health facilities, specialty buildings and infrastructure/business parks primarily in the Midwest.



## V. PROPOSED PROJECT

**Project Overview:** MLRP expects that the property's location is ideal for this type of use. The site is located in close proximity to Interstate 290, has a signalized entrance and is near major arterial streets. This location may be particularly attractive to distribution companies with large truck fleets that serve the Chicago market. The City agrees and acknowledges that the project is consistent with the uses in the Northwest Planned Manufacturing District No. 9 and the Northwest Industrial Corridor Tax Increment Financing Redevelopment Plan.

MLRP proposes to redevelop the Property with a new 520,775 square foot distribution/light industrial facility. The facility will include at least 80 dock bays, trailer storage, approximately 200 off-street parking spaces and a storm water management system. The building is primarily for a single tenant but can be divided to serve multiple tenants. The facility will include all of the modern amenities that are demanded in this market – 30 foot clear ceiling heights, efficient column spacing, high truck door to floor area ratio, on-site trailer parking, early suppression fast response fire protection, and high efficiency lighting and mechanicals. In addition, the Developer shall use commercially reasonable efforts to retain the two terra cotta, circular Brach's Candy Company crests on the southern and western elevations of the existing building on the Property.

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

### **Environmental Features:**

The property will have a 100% Energy Star Roof, the core and shell of the Project building will have Silver LEED Certification, storm water abatement, native landscaping, energy efficiency and permeable pavers. The Project will have on-site storm water management.

## VI. FINANCIAL STRUCTURE

The City, through the Department of Planning and Development ("DPD"), intends to provide the Developer with TIF assistance in an amount of \$10,600,000. The City's financial assistance is being provided due to the substantial demolition and land costs in this redevelopment project. TIF will be provided to the Developer from increment deposited in the Northwest Industrial Corridor Redevelopment Project Area account partially from the Project PINs as well as from area-wide increment. The City will refinance the Initial Note in two parts: (1) by issuing Note 1 (3.9m) upon completion of the core and shell of the Project building and satisfaction of the other applicable conditions set forth in the RDA and (2) by issuing Note 2(6.7m) upon the Developer's execution of leases for at least 60% of the Project building and the occupancy of at least 30% of the Project building's total leasable square footage and satisfaction of the other applicable conditions set forth in the RDA. All Developer equity and/or Lender Financing will be spent first. The Developer will fund land acquisition, hard and soft costs (estimated at \$42,421,986), through a combination of equity (\$16,968,794 (40%)) and debt (\$25,453,191 (60%)) to be financed by "The Private Bank". A letter of interest provided by the lender is attached as an exhibit.

The following table identifies the sources and uses of funds.

**Sources and Uses of Funds**

<u>Sources</u>		
Equity		<u>% of total</u>
Debt(The Private Bank)	\$16,928,794	40%
<b>Total Sources</b>	<u>\$25,393,192</u>	<u>60%</u>
	\$42,321,986	100%
<u>Uses</u>		
Hard Costs	<u>Amount</u>	<u>\$/sf of Building*</u>
Acquisition	\$7,000,000	\$13.44 psf
Site Clearance and Preparation	\$ 7,859,770	\$15.09 psf
Shell Construction	\$23,132,685	\$ 44.42 psf
 Total Hard Costs (90.0% of total costs)	 <u>\$37,992,455</u>	 \$72.95 psf
Soft Costs		
Legal Fees	\$300,000	\$0.58 psf
NFR/Environmental Consultant	\$200,000	\$0.38 psf
Professional Fees	\$381,401	\$0.73 psf
Developer Fees	\$677,088	\$1.30 psf
Marketing/Leasing Fees	\$719,104	\$1.38 psf
Project Contingency	\$750,000	\$1.44 psf
 Total Soft Costs (7.2 % of total costs)	 <u>\$3,027,593</u>	 \$5.8 psf
Tenant Improvements	\$1,301,938	\$2.59 psf
Total Uses	\$42,321,986	\$81.27 psf

\*Gross building area is 520,775 square feet

## VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits. A \$100,000 contribution will be made upon the issuance of the Completion Certificate 1. Developer will work with the Department of Planning and Development and local alderman regarding the beneficiary (ies) of such contribution(s). The Developer's maximum obligation hereunder shall not exceed \$100,000.

**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 an energy star roof, LEED certification and efficient stormwater management.

**Permanent Jobs:** The project is estimated to generate at least 75 permanent jobs. The Project building is suited to a variety of industrial tenants and accordingly, the types and numbers of jobs could similarly vary. While the Developer shall have no obligation to create or retain jobs, and shall have obligation to impose similar obligations on tenants, in connection with receipt of TIF assistance, the Developer anticipates that the number of jobs that may be created could range from 75 to 200, depending on the end users.

The Mayor's Office for Workforce Development (MOWD) has been informed of the project and will work with the developer on job opportunities as they become available on the property.

**Construction Jobs:** The project will produce 50 temporary construction jobs.

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

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

## VIII. COMMUNITY SUPPORT

Alderman Ed Smith endorses the project and has provided a letter of support (see exhibits for copy).

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

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

- Create an increased real estate and sales tax base for the city and other taxing districts having jurisdiction over the Area.
- Retain and enhance sound and viable existing businesses and industries within the Area.
- Attract new industrial and business development within the Area especially at currently vacant sites.
- Create new job opportunities within the Area.
- Employ residents from within the Area and adjacent redevelopment project areas.

The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of a 500,000 square foot spec distribution center. The proposed project also conforms to the plan's land use map, which calls for industrial 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. 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 ML Realty Partners, LLC as Developer for the development of 500,000 square foot spec distribution center at 401 North Cicero Ave.

**EXHIBITS**

Redevelopment Area Map  
Neighborhood Map or Aerial  
Survey or Plat  
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

# NORTHWEST INDUSTRIAL CORRIDOR AND TIF REDEVELOPMENT AREA



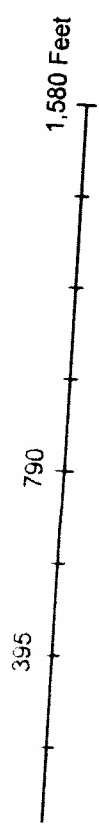


City of Chicago  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 Arnold Randall, Commissioner  
 121 N. LaSalle St.  
 Chicago, IL 60602

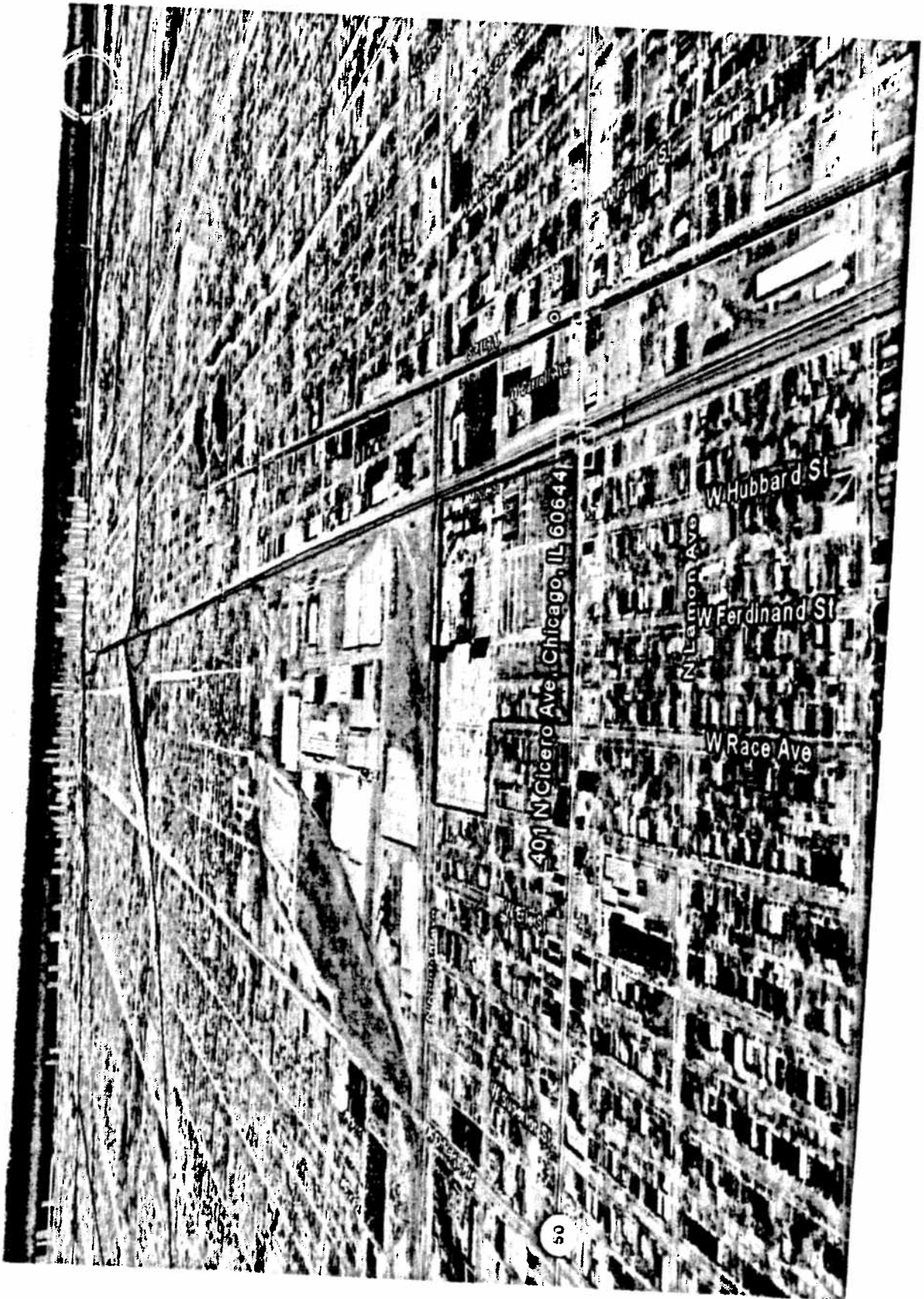
Mayor  
 Richard M. Dale

# BRACHS

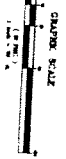
NORTHWEST INDUSTRIAL TIF  
 NORTHWEST INDUSTRIAL  
 CORRIDOR



# 401 N. Cicero Chicago, Illinois Aerial and Photos

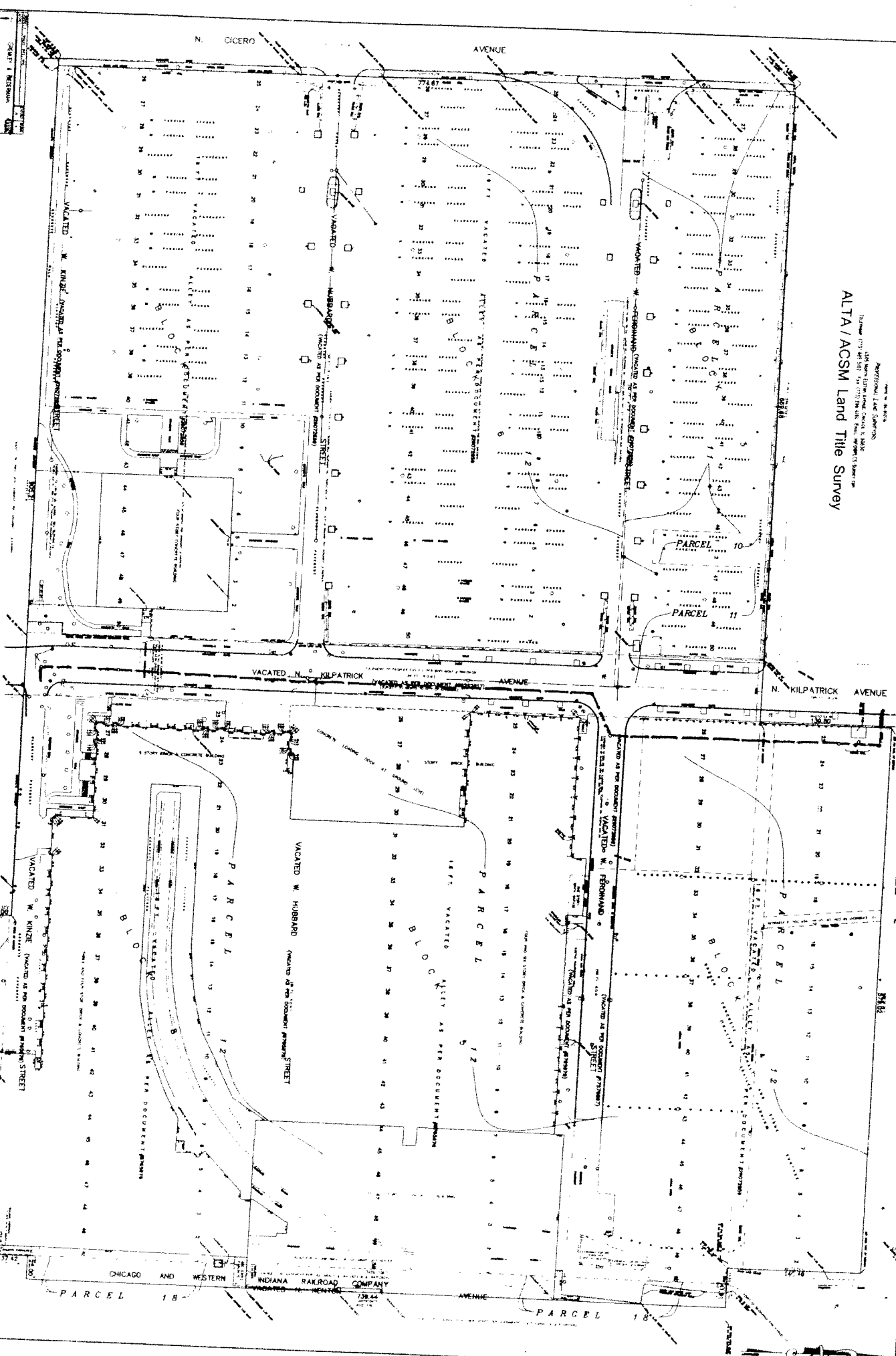






**GREWLEY & BIEDERMANN**  
Professional Land Surveyors  
1414 North Dearborn Street, Suite 200  
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Phone: (773) 462-5500  
Fax: (773) 462-5501  
www.grewley.com

**ALTA / ACSM Land Title Survey**



1021080

CHICAGO & NORTHWESTERN RAILWAY ROAD OF WAY

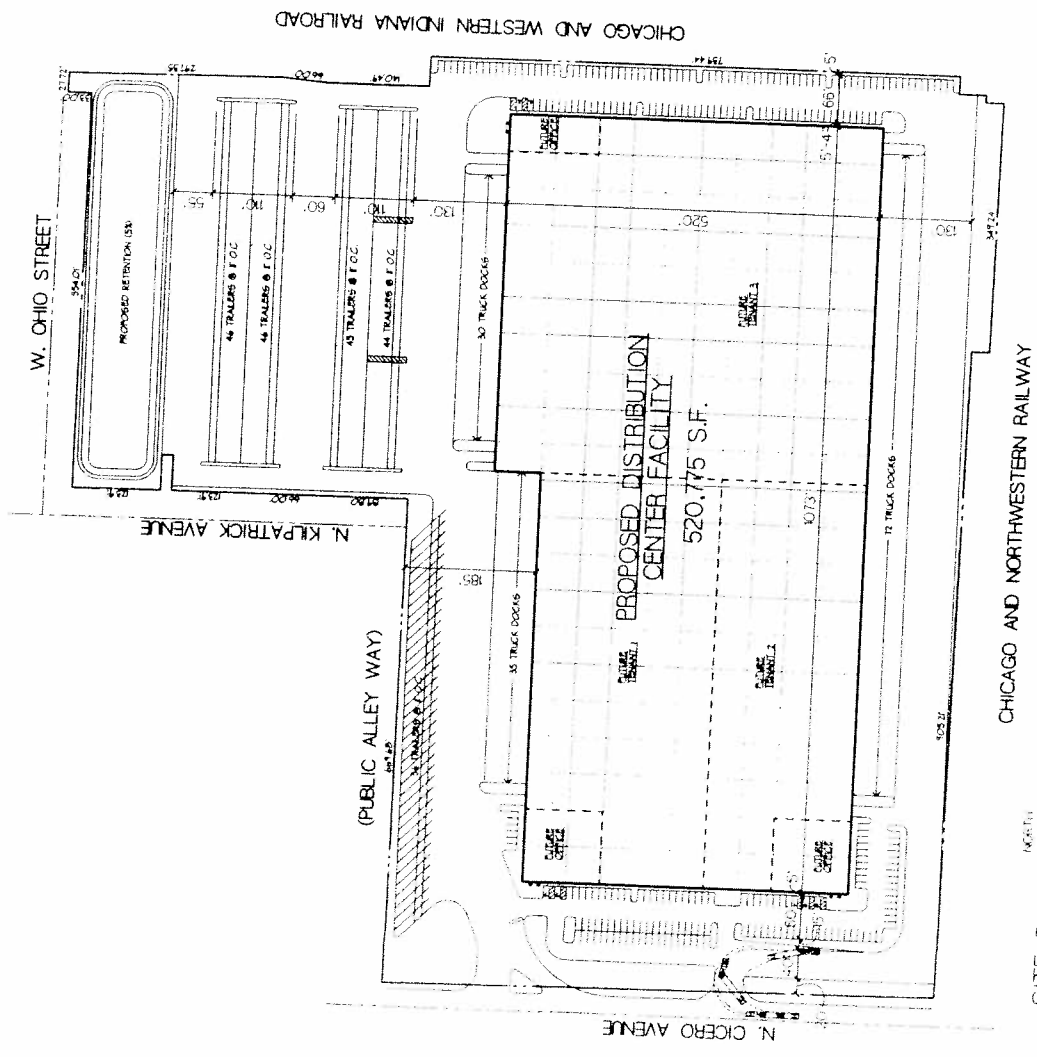
INDIANA RAILROAD COMPANY  
INDIANAPOLIS, INDIANA

CHICAGO & NORTHWESTERN RAILWAY ROAD OF WAY

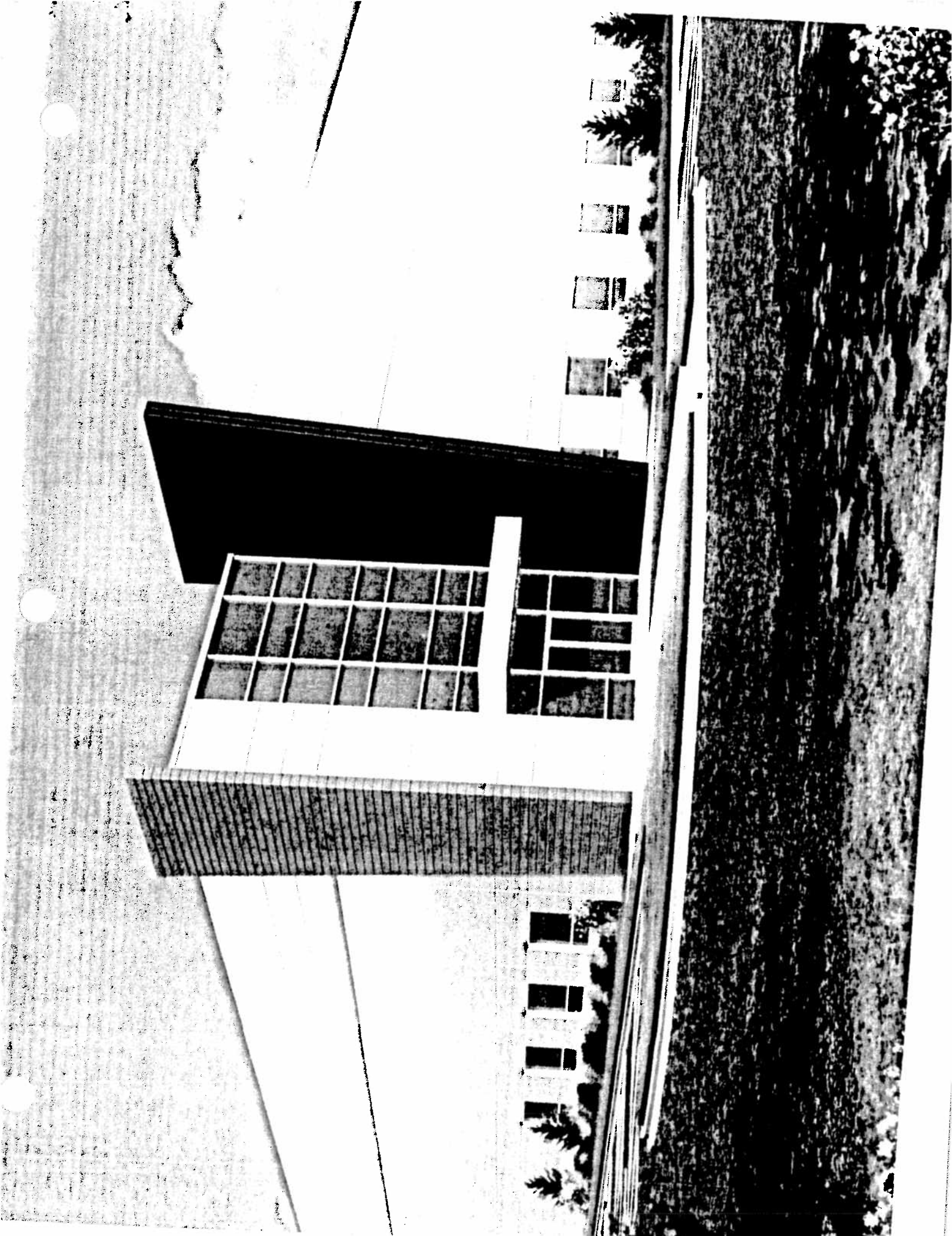
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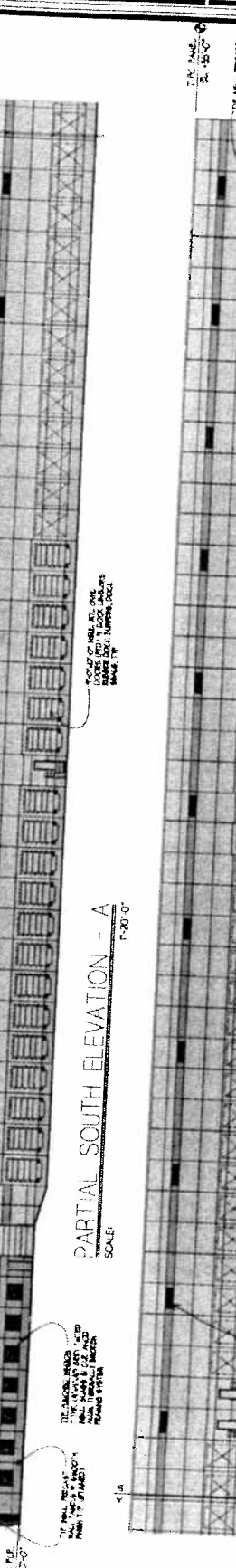
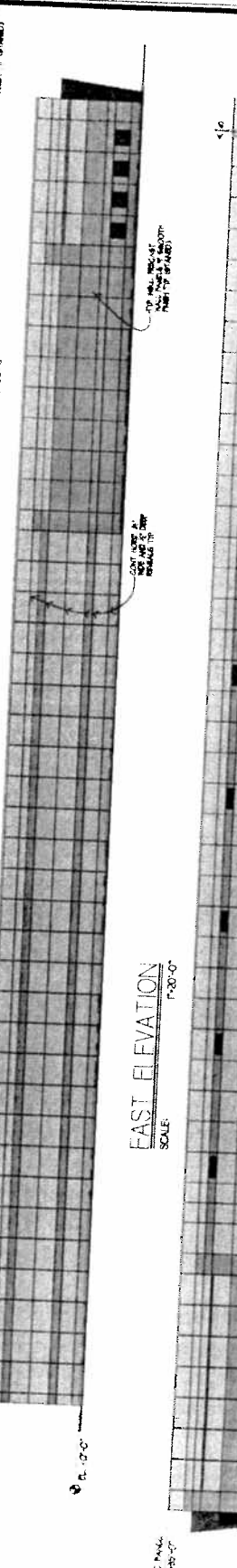
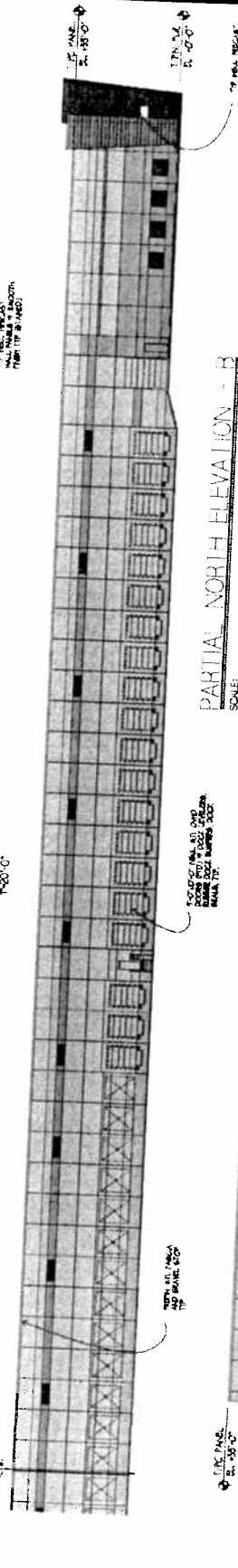
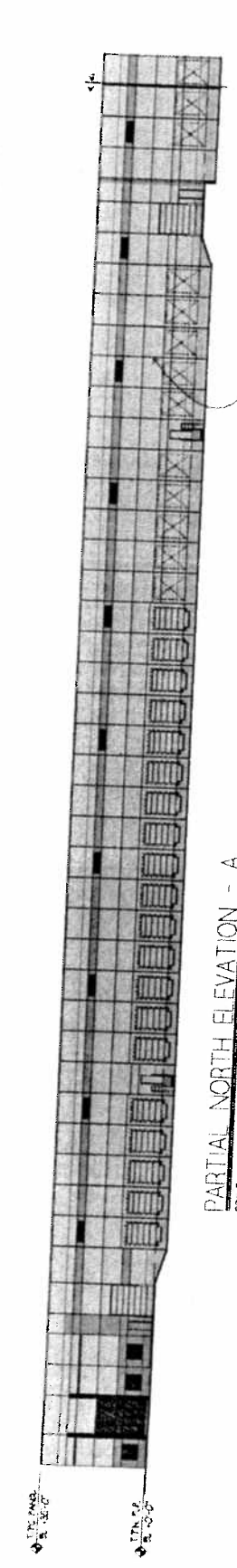
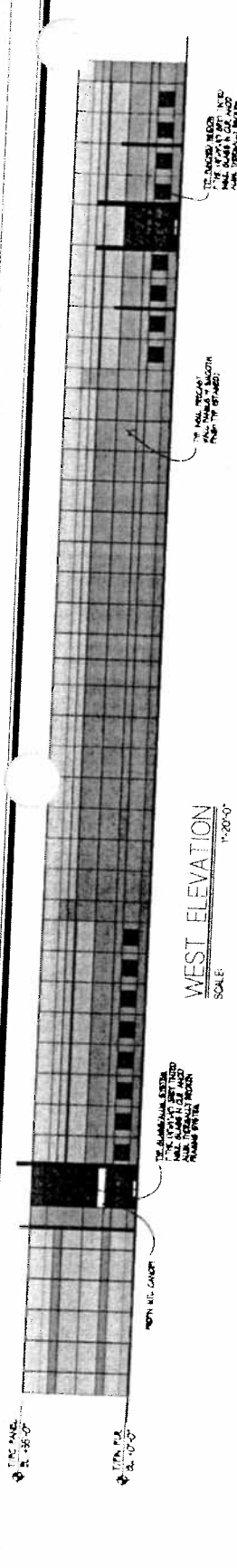
**SITE DATA**

SITE AREA (7/2011 AC)	41,128.367 S.F.
BUILDING AREA	520,775 S.F.
PARKING	281 CARS
TRAILER STALLS	277
EXTERIOR TRUCK DOCKS PROVIDED	137
DRIVE-INS	5



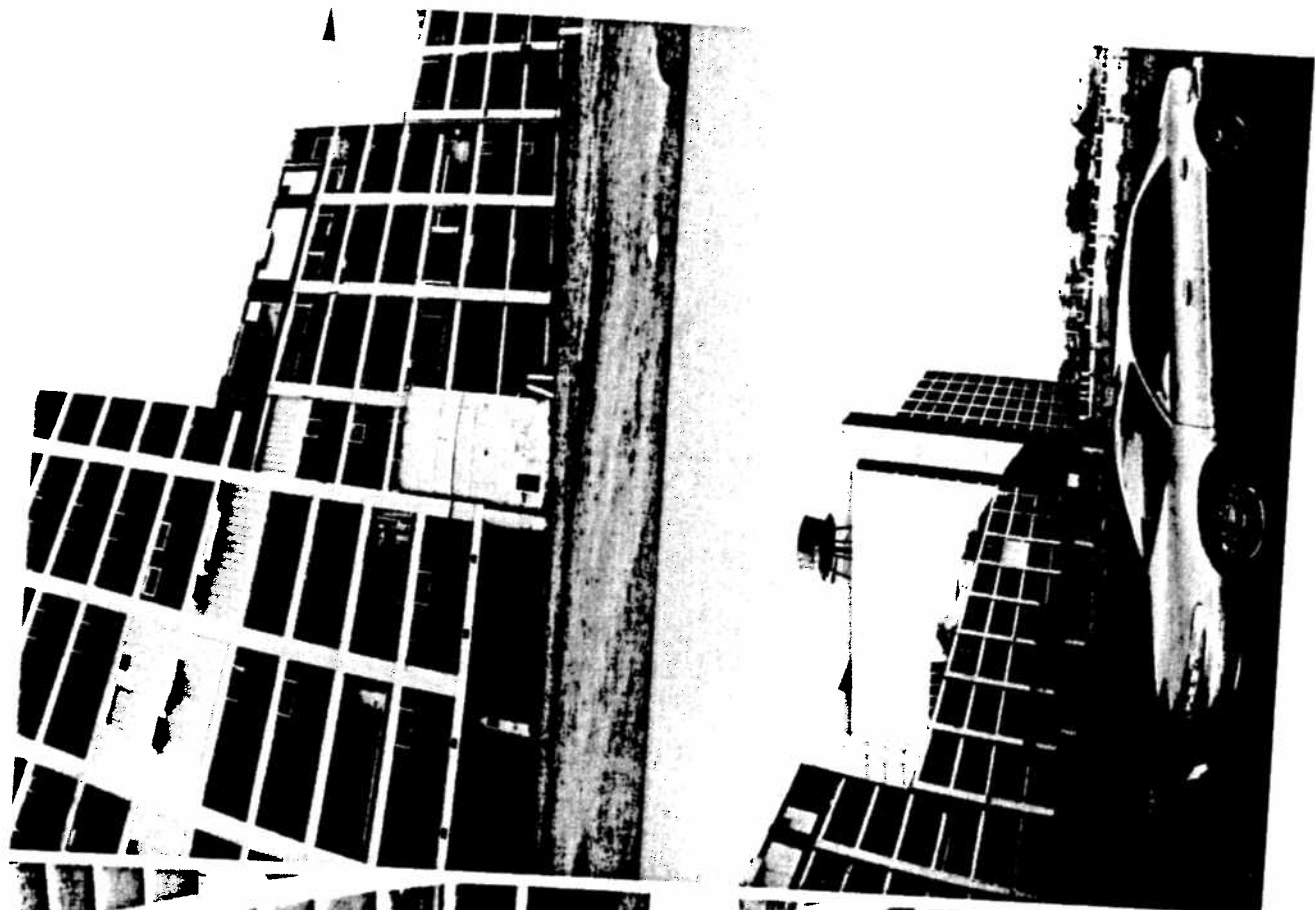
**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

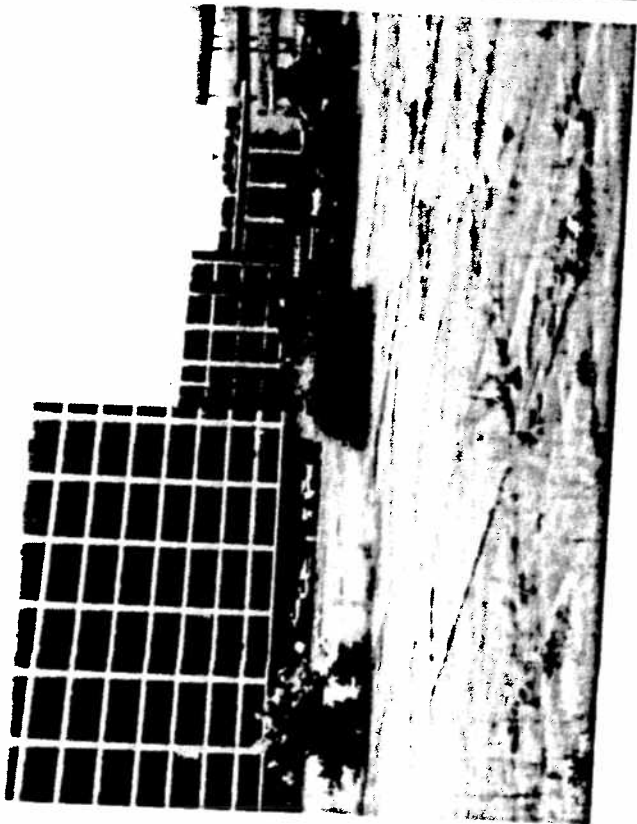
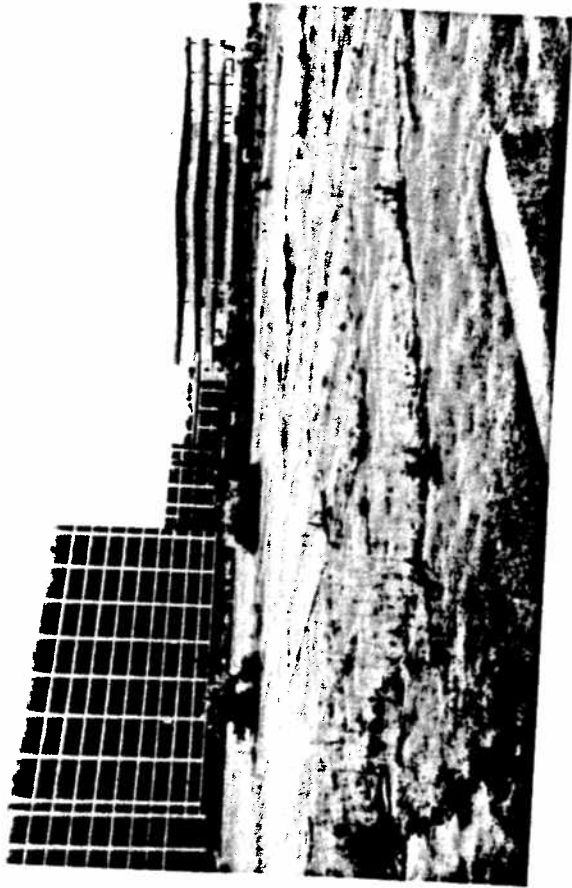






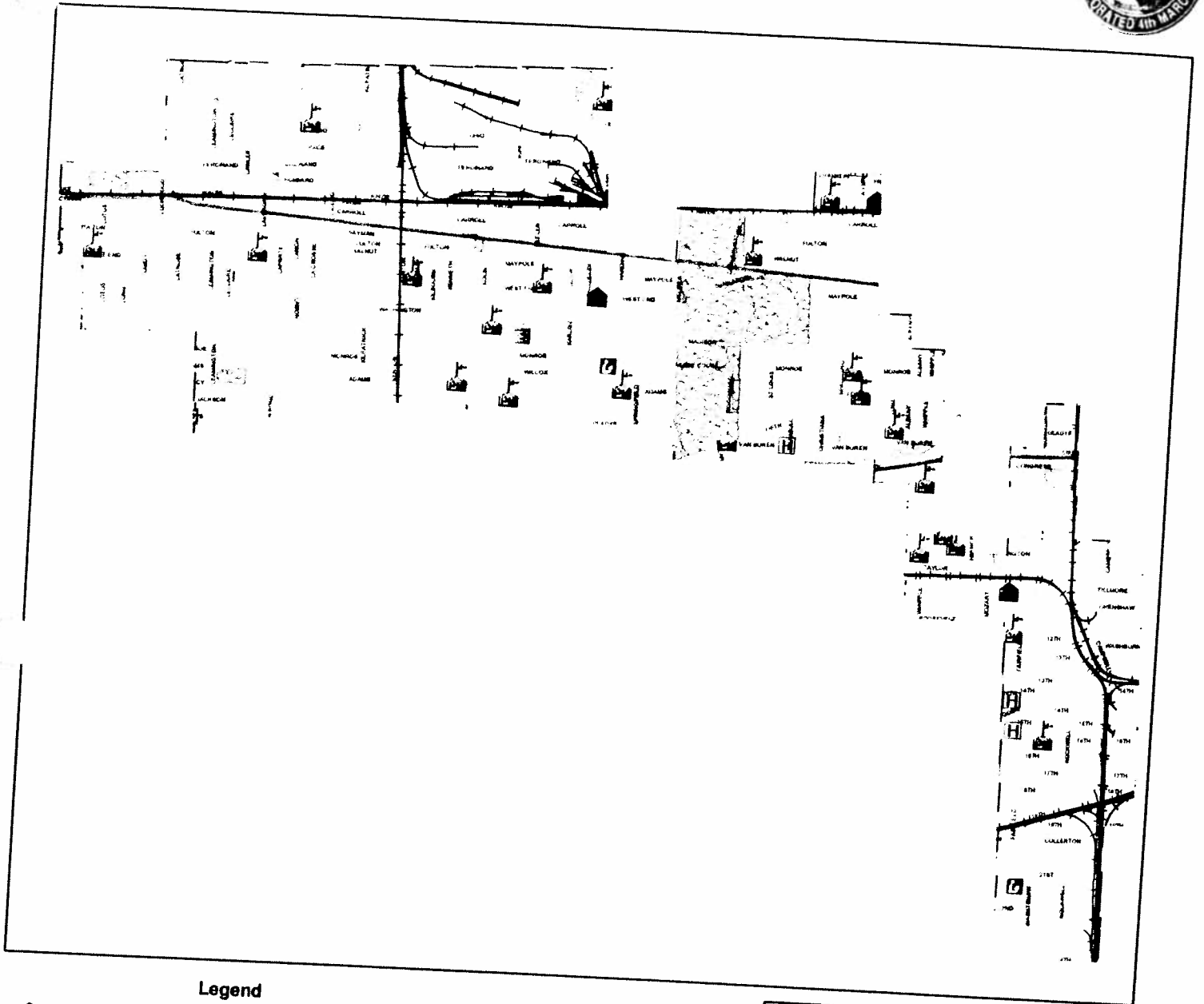
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





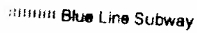
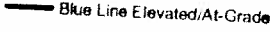
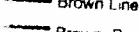
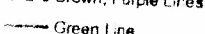
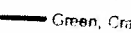
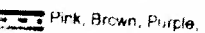
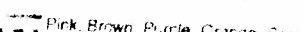

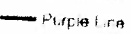
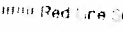
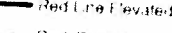
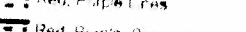
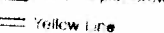




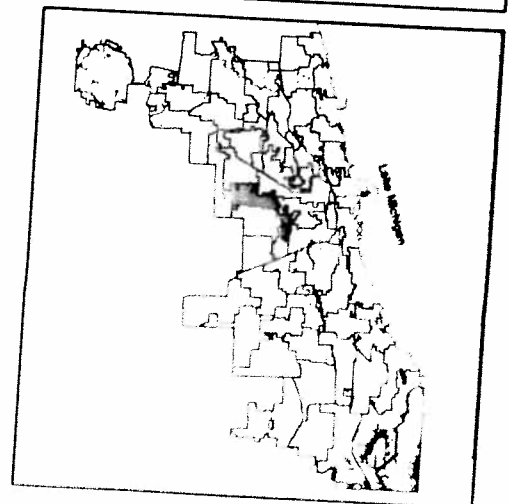


# WARD 28



## Legend

-  Firehouses
-  Hospitals
-  Library
-  Police Facility
-  U.S. Post Office
-  Schools
-  Cemetery
-  Parks
-  METRA Lines
-  Railroads
-  Blue Line Subway
-  Blue Line Elevated/At-Grade
-  Brown Line
-  Brown, Purple Lines
-  Green Line
-  Green, Orange Lines
-  Pink, Brown, Purple, Orange Lines
-  Pink, Brown, Purple, Orange, Green Lines
-  Orange Line
-  Purple Line
-  Red Line Subway
-  Red Line Elevated/At-Grade
-  Red, Purple Lines
-  Red, Purple, Brown Lines
-  Yellow Line







TEL: 630.773.0050 · FAX: 630.773.4030 · FCLBUILDERS.COM  
1150 SPRING LAKE DRIVE · ITASCA, ILLINOIS 60143-2068

December 5, 2007

**VIA CERTIFIED MAIL**

Mr. Omar Shareef  
President  
**African American Contractors Association**  
3901 South State Street, Suite 103  
Chicago, IL 60653

**RE: 401 North Cicero Avenue**

Dear Mr. Shareef:

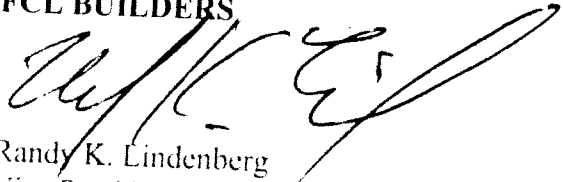
The purpose of this letter is to inform your organization of potential contracting opportunities associated with the construction of certain improvements at the property commonly known as 401 North Cicero Avenue, Chicago, Illinois (the "Property"). Our client, ML Realty Partners, LLC or an affiliate thereof ("MLRP"), intends to redevelop the Property for use by warehousing, industrial and/or manufacturing tenants. The project is anticipated to require the participation of trades such as carpentry, electrical, mechanical, plumbing, and others. Construction is anticipated to begin in the third quarter of 2008.

MLRP has selected our firm, FCL Builders ("FCL"), as the general contractor. I am the project coordinator and can be reached at (630) 773-0050. 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,

**FCL BUILDERS**



Randy K. Lindenberg  
Vice President, Project Development

RKL:jle

Cc: John Martin  
Andrew Scott

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

7000 1530 0004 3918 5691

Postage	\$ .41
Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.45
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.51</b>

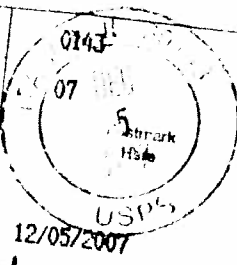


Sent To  
**CESAR SANTIAGO HACIA**  
 Street, Apt. No., or PO Box No.  
**401 W JACKSON ST #205**  
 City, State, ZIP+4  
**CHICAGO IL 60607**  
 PS Form 3800, May 2000 See Reverse for Instructions

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

7000 1530 0004 3917 7337

Postage	\$ 10.41
Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.45
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 15.51</b>

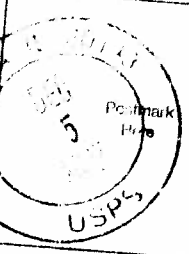


Sent To  
**MR Omar Sharif**  
 Street, Apt. No., or PO Box No.  
**3901 S. State St, Ste 103**  
 City, State, ZIP+4  
**CHICAGO IL 60607**  
 PS Form 3800, May 2000 See Reverse for Instructions

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

7000 1530 0004 3917 7351

Postage	\$ .41
Certified Fee	2.65
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Restricted Delivery Fee (Endorsement Required)	
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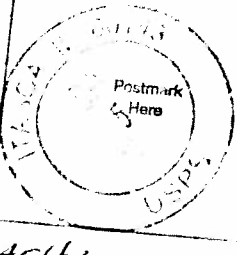


Sent To  
**BETH DORIA Fed of Women**  
 Street, Apt. No., or PO Box No.  
**3630 W ARCHER AVE**  
 City, State, ZIP+4  
**CHICAGO IL 60661**  
 PS Form 3800, May 2000 See Reverse for Instructions

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

7000 1530 0004 3918 5677

Postage	\$ .41
Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.45
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.51</b>



Sent To  
**MR PERRY NAKACHI**  
 Street, Apt. No., or PO Box No.  
**ASSOCIATION OF ASIAN CONST. ENT**  
 City, State, ZIP+4  
**335 N DODD CHICAGO IL 60607**  
 PS Form 3800, May 2000 See Reverse for Instructions

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

7000 1530 0004 3917 7368

Postage	\$ .41
Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.45
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.51</b>

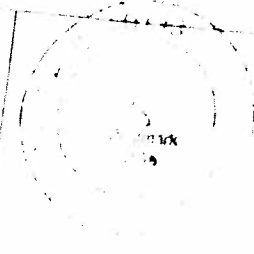


Sent To  
**EDUARDO MORALES**  
 Street, Apt. No., or PO Box No.  
**1100 W 26th St #200**  
 City, State, ZIP+4  
**CHICAGO, IL 60620**  
 PS Form 3800, May 2000 See Reverse for Instructions

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

7000 1530 0004 3918 5684

Postage	\$ .41
Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.45
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.51</b>

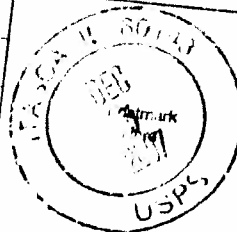


Sent To  
**SHARON DODD**  
 Street, Apt. No., or PO Box No.  
**111 W WASHINGTON ST #1600**  
 City, State, ZIP+4  
**CHICAGO, IL 60602**  
 PS Form 3800, May 2000 See Reverse for Instructions

US Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Registered Mail Only. No Insurance Coverage Provided)

7000 1530 0004 3917 7344  
 4HE2 2TBE 4000 DE5T 0007

Postage	\$ .41
Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.45
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.51</b>



Sent to  
**MS HEAVY RATNER / WOMEN BUS.**  
 Street, Apt. No., or PO Box No.  
**EIGHT 5 MICHIGAN SUITE 400**  
 City, State, ZIP+4  
**CHICAGO IL 60603**

Form 3800, May 2000 See Reverse for Instructions



December 17, 2007

Patrick J. Hogan  
Sr. Vice President/Principal  
ML Realty Partners LLC  
One Pierce Place #450  
Itasca, IL 60143

RE: 401 North Cicero development

Pat,

Pursuant to our discussion about your proposed industrial development at the above referenced site, we would look forward to continuing our relationship with ML Realty Partners and would be interested in this financing opportunity. As with all transactions, final approval of the financing terms would be subject to approval by The PrivateBank's ("Bank") loan committee and satisfactory documentation by Bank's counsel.

If you have any further questions please do not hesitate to contact me at 312-564-1251.

Best Regards,

A handwritten signature in cursive script, appearing to read "Maria K. Alexakis".

Maria K. Alexakis  
Managing Director/Senior Vice President



**GREATER NORTHWEST CHICAGO  
DEVELOPMENT CORPORATION**

6600 West Armitage Avenue Chicago, Illinois 60707 773-637-2416 Fax: 773-637-2698  
*Industrial and Community Advocates for Chicago's Northwest Side since 1977*

December 19, 2007

Mr. Arnold Randall, Commissioner  
Department of Planning & Development  
City of Chicago  
121 N. LaSalle Street, Room 1000  
Chicago, IL 60602

Dear Commissioner Randall:

Greater Northwest Chicago Development Corporation (GNCDC) supports ML Realty Group's redevelopment plan to build a warehouse/distribution facility at the old Brach's site at Cicero and Lake Street.

GNCDC is encouraged that the redevelopment project may lead to the creation of several hundred jobs in an area that desperately needs them. GNCCDC will be able to provide job placement assistance if it is so desired.

Thank you for your consideration on this matter.

Sincerely,

James S. Lemonides  
Chief Executive Officer

JSL/rm



**ED H. SMITH**  
ALDERMAN, 28TH WARD

259 NORTH PULASKI ROAD  
CHICAGO, ILLINOIS 60624  
TELEPHONE: 773-533-0900  
FAX: 773-533-6199

**CITY COUNCIL**  
**CITY OF CHICAGO**  
**COUNCIL CHAMBER**

CITY HALL - ROOM 203  
121 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE: 312-744-3066  
FAX 312-744-8821

**COMMITTEE MEMBERSHIPS**

- HEALTH  
(CHAIRMAN)
- AVIATION
- BUDGET AND GOVERNMENT OPERATIONS
- BUILDINGS
- COMMITTEES, RULES AND ETHICS
- FINANCE
- ZONING

January 4, 2008

Mr. Arnold Randall, Commissioner  
Department of Planning  
City Hall - Room 1000  
121 North La Salle Street  
Chicago, Illinois 60602

Dear Commissioner Randall:

Please accept this letter of support for the provision of Tax Increment Financing (TIF) to ML Realty for the redevelopment of the former Brach's facility at 401 North Cicero Avenue.


Through the redevelopment of the site, the developer will take a vacant, unproductive, unsightly and dangerous building and create a new distribution center. This center is expected to create a significant amount of jobs in my area. I believe that the project will not only benefit the community, but also the City as well.

If you have any additional questions, please contact me at the listed number.

Thanks,

Ed H. Smith  
Alderman 28<sup>th</sup> Ward





SUPPORTING THE NEEDS OF THE  
HUMAN SPIRIT



GREATER GARFIELD PARK CHAMBER OF COMMERCE

December 24, 2007

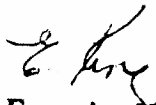
Mr. Arnold Randall, Commissioner  
Department of Planning and Development  
121 N. LaSalle Street, Rm. 501  
Chicago, IL 60601

Re: 401 N. Cicero

Dear Commissioner Randall:

I am writing this letter in support of the proposed new development project at 401 N. Cicero by ML Realty Group. A project of that magnitude that proposes to bring business and employment opportunities into our community is much needed.

Sincerely,



Ernestine King  
Executive Director

3439 WEST MADISON AVE.  
CHICAGO, IL 60624

Phone (773) 722-6650  
Fax (773) 722-6651  
E-mail: emibcmp@aol.com

ML Realty Partners, LLC  
Ownership Structure

