

**City of Chicago
Department of Community Development**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
AUGUST 11, 2009**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	Lyric Opera of Chicago
Applicant Name:	Lyric Opera of Chicago ("Lyric")
Project Address:	20 N. Wacker Drive
Ward and Alderman:	42nd Ward / Alderman Brendan Reilly
Community Area:	Central Area Community (Central Loop - #6)
Redevelopment Project Area:	LaSalle Central Redevelopment Project Area
Requested Action:	TIF Developer Designation
Proposed Project:	Restoration of the historic storefront windows and doors of the Civic Opera Building, a City of Chicago Landmark.
TIF Assistance:	\$488,844

II. PROPERTY DESCRIPTION

Address:	20 N. Wacker Drive
Location:	East bank of the Chicago River between Washington and Madison streets

Tax Parcel Numbers:	17-09-452-001-0000 17-09-452-002-0000 17-09-452-003-0000
Land Area:	N/A
Current Use:	The Civic Opera Building at 20 North Wacker Drive is the permanent home of Lyric Opera of Chicago. The 3,563-seat capacity of the theater makes it the second largest opera auditorium in North America. In addition to the auditorium, the mixed-use structure also houses more than a half million square feet of office and retail space.
Current Zoning:	DC-16 Downtown Core District
Environmental Condition:	No environmental remediation is required as part of the Project.

III. BACKGROUND

A mixed-use structure, the Civic Opera Building (the "Building"), designed by Graham Anderson, Probst and White in 1927, houses both a 3,563-seat auditorium and more than half a million square feet of office and retail space. Its architecture clearly expresses its joint role as a civic monument to culture and commerce. The ornate, French Renaissance Revival-style, two-story portico and monumental pedestrian colonnade, which face Wacker Drive, are appropriate to the style and use of a grand opera house.

In contrast, the building's Art Deco-style facade facing the Chicago River is shaped like an enormous armchair; its 12-story "seat" is the opera house, its 22-story "arms" are office annexes, and its 45-story "back" is the office tower. Critics at the time referred to the building as "Insull's throne," in reference to its builder, utility magnate Samuel Insull. The interior of the opera house features a sumptuous lobby and fire curtain, both detailed by noted muralist and designer Jules Guerin.

From its opening on Nov. 4, 1929 (just six days after the stock-market crash) until Lyric Opera of Chicago was founded in 1954 (as Lyric Theatre), the Civic Opera House was home to the Chicago Civic Opera, Chicago Grand Opera Company, Chicago City Opera Company and Chicago Opera Company. Over the years the Civic Opera House has also hosted visiting opera and dance companies, as well as touring operettas, musical shows, and a great number of orchestral, dance, and vocal concerts. The adjoining Civic Theatre, at the north end of the block-long building, was used to present plays (including the premiere of Tennessee Williams' *The Glass Menagerie*), dance performances, and films; for a considerable time it also served as a television studio.

In 1993, Lyric Opera of Chicago purchased all of the theater and backstage space in the Civic Opera Building. Previously Lyric had rented the auditorium and backstage areas. A massive \$100-million renovation of the backstage area commenced in 1993, and continued during Lyric's off-seasons (mid-March through early September) through 1996. The purchase and renovation was made possible by Lyric's \$100-million "Building on Greatness" capital campaign, of which the City of Chicago provided \$2,500,000 in support as a corporate grant. The Lyric Opera of Chicago/Chicago Symphony Orchestra Facilities Fund helped launch Lyric's campaign with a \$50 million commitment.

The Building holds countless historic elements within its design on both the interior and exterior. Two prominent historic elements of the exterior of the Building that are visible to tens of thousands of commuters, residents and visitors each day along Madison Avenue and Wacker Drive, are the exterior doors and storefront windows. These ornamental doors and storefront windows are the most distinguishing element of the pedestrian level façade of the building. The doors are constructed of either solid bronze or solid wood with window glass. The decorative mullions and storefront system are constructed of cast iron and incorporate detailed ornament with either glazing or marble infill treatments. All of these items suffer varying degrees of deterioration, creating functional problems with door operations, and requiring a complete restoration project to return them to their original condition.

Wiss, Janney, Elstner Associates, Inc. (WJE) has completed an in-depth analysis of each of these doors and windows and prepared an itemized set of instructions for the contractors to follow in order to hold-true to a historic restoration. With the help of WJE, Lyric selected several general contractors with both knowledge and experience in this specific facet of restoration work to prepare and submit competitive bid proposals.

Lyric's budget discipline provides that they limit annual capital expenditures to an amount they can reasonably expect to fundraise as part of their annual campaign. That number has typically been between \$350,000 and \$400,000. Because of the City-designated landmark status of the Building, the Lyric must restore these elements to a scale that meets the City's restoration and preservation requirements. Historic restoration is much more costly than a program of functional replacement and is projected to cost more than 25% more as a result. The total development costs for the project are estimated to be \$1,955,376 assuming a two-year completion timeline. This project, without TIF assistance, would be exceedingly burdensome to Lyric and would require them to spread out the work over a longer period of time, putting these historic elements at risk for further deterioration and decline. Therefore, Lyric is requesting of the City of Chicago, assistance in an amount of 25% of total project costs, or approximately \$488,844, to be able to complete the project with a scope that meets City's preservation requirements, and reduces the term of the project to a two-year completion period, therefore eluding further deterioration.

The property has not been subject to previous CDC action.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: Lyric Opera of Chicago

The Lyric Opera of Chicago, originally known as The Lyric Theatre of Chicago, was founded in 1954 by Carol Fox, Lawrence V. Kelly, and conductor Nicola Rescigno, to fill Chicago's operatic void of nearly a decade. The latter two founders withdrew after the 1955 season, and the company was renamed Lyric Opera of Chicago prior to the beginning of the 1956 season.

In 1993, Lyric Opera of Chicago purchased all of the theater and backstage space in the Civic Opera Building. Previously Lyric had rented the auditorium and backstage areas.

Lyric Opera of Chicago is a non-profit organization.

Consultants: Lyric has retained the services of Wiss, Janney, Elstner Associates, Inc. (WJE) to oversee and define the scope of work for the project. WJE architects, engineers, and conservators have extensive expertise in the repair and conservation of a wide range of historic construction materials and building systems. Using sophisticated structural testing and materials analysis techniques, WJE applies the science of preservation to develop appropriate and innovative solutions to restore historic properties.

V. PROPOSED PROJECT

Project Overview: The proposed project (the "Project") consists of restoration of the historic exterior doors and storefront windows on the Wacker Drive and Madison Avenue facades of the Building. With the help of WJE, Lyric has selected several general contractors with both knowledge and experience in this specific facet of restoration work to prepare and submit competitive bid proposals.

The scope of Project includes:

- Remove bronze doors, frames, thresholds, closers, pivots
- Remove castings at jambs and expose steel
- Repair steel; clean and paint
- Clean and paint mullions that will remain
- Install cast iron jambs or Dutchman at jamb bases
- Straighten castings, reinstall castings, weld cracks, clean and paint
- Replace casting, if necessary

- Repair and re-polish bronze doors
- Furnish and install new hardware and closers
- Provide and install new bronze doors, Reinstall repaired bronze doors
- Remove all glass stops and glass above entrances. Replace as necessary; repair, clean, paint, and reinstall re-usable glass and glass stops
- Remove stops. Replace stops with new or clean and repair existing as needed
- Clean and paint cast iron
- Remove, rework, plane, reinstall existing wood doors as required for smooth operation
- Repair flower detail
- Remove and replace steel substructure
- Remove and replace glazing stops
- Complete wet abrasive blast, collect solid debris on exterior surfaces of existing cast iron surfaces and clean area
- Paint prime coat, intermediate coat, and finish coat
- Demolish and remove existing concrete topping slabs, concrete at base of existing mullions, concrete at base of existing jambs
- Furnish and install Bituthane waterproofing membrane at areas of new concrete
- Furnish and install new concrete

In order to complete this scope of work within their opera schedule, Lyric plans to segment the work into two phases over a two-year period during the opera off-season. The first phase ("Phase One") will occur July through September of 2010 and encompass the restoration of the windows and doors that are in the poorest state of repair --- 12 windows and 17 doors. The second phase ("Phase Two") will occur July through September 2011 and will involve the restoration of the remaining 18 doors and 17 window openings.

VI. FINANCIAL STRUCTURE

The total development costs for the Project are estimated to be \$1,955,376. The Department of Community Development will offer \$488,844 or 25% of total project costs, whichever is less, in TIF assistance, provided through available area-wide increment within the LaSalle Central TIF district. The Project will also be financed with developer equity obtained through Lyric's annual fundraising program.

The TIF financing will be segmented into two installments to be reimbursed to Lyric following the completion of each phase. At the completion of Phase One, the City will reimburse to Lyric 25% of the total Phase One expenditures, currently estimated at \$247,547 of the approximately \$990,188 Phase One estimated budget. At the completion of Phase Two, the

City will reimburse to Lyric 25% of the total Phase Two expenditures, currently estimated at \$241,297 of the approximately \$965,188 Phase Two estimated budget. Each installment will be provided to Lyric in a lump sum payment.

The following table identifies the sources and uses of funds:

	<u>Phase 1</u>	<u>Phase 2</u>	<u>Total</u>	<u>%</u>
Sources of Funds:				
TIF Funding	\$247,547	\$241,297	\$ 488,844	25%
Lyric Fundraising	\$742,641	\$723,891	\$1,466,532	75%
TOTAL	\$990,188	\$965,188	\$1,955,376	100%
Uses of Funds:				
Project Design (WJE)	\$35,000		\$35,000	2%
Project Management (WJE)	\$10,000	\$10,000	\$20,000	<1%
Construction:				
Cast Iron/Glazing/Hardware	\$328,030	\$395,290	\$723,320	37%
Blasting/Painting	\$95,000	\$70,000	\$165,000	8%
Concrete/Waterproofing/Masonry	\$45,000	\$45,000	\$90,000	5%
Scaffolding/Carpentry/Patching	\$ 85,000	\$63,000	\$148,000	8%
GC Contingency Allowance	\$20,000		\$20,000	<1%
Gen. Conditions/Insurance	\$83,000	\$85,000	\$168,000	9%
GC Overhead and Profit	\$121,970	\$129,710	\$251,680	13%
Alternates	\$43,000	\$43,000	\$86,000	4%
Contingency	\$124,188	\$124,188	\$248,376	13%
TOTAL	\$990,188	\$965,188	\$1,955,376	100%

VII. PUBLIC BENEFITS

The Project will provide the following public benefits:

Promote Chicago's Cultural Heritage: The doors and adjoining windows form the very first and last impression patrons, commuters and tourists have of the City as well as the Lyric Opera of Chicago. As such, they are an important factor to the overall opera experience and tourists perspective of Chicago. As one of Chicago's leading cultural institutions, the street level façade should exemplify the excellence that one would experience as a patron. This door and window restoration project will insure that patrons of the Lyric will have an exceptional experience from beginning to end, and tourists will have a strong and positive impression of the city's cultural institutions.

Historic Preservation: The Project will restore historically significant elements of a City-designated landmark building.

Jobs: The project will produce approximately 22 temporary construction jobs. Lyric currently employs 90 full-time employees and 800 part-time employees.

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 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 Brendan Reilly endorses the Project and has provided a letter of support (see exhibits for copy). The Project has also received the support of Preservation Chicago and Landmarks Illinois. (See exhibits for copies of support letters).

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The Project is located in the LaSalle Central Tax Increment Financing Redevelopment Project Area. The Project will satisfy the following goals of the area's redevelopment plan:

- Rehabilitate and Modernize Historic and Architecturally Significant Buildings
- Promote a Pedestrian-Friendly Environment
- Provide Opportunities for Women-Owned, Minority-Owned and Locally Owned Businesses

The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance to encourage private sector activities that rehabilitate existing buildings.

X. CONDITIONS OF ASSISTANCE

If the proposed resolution is approved by the CDC, DCD 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 DCD 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.

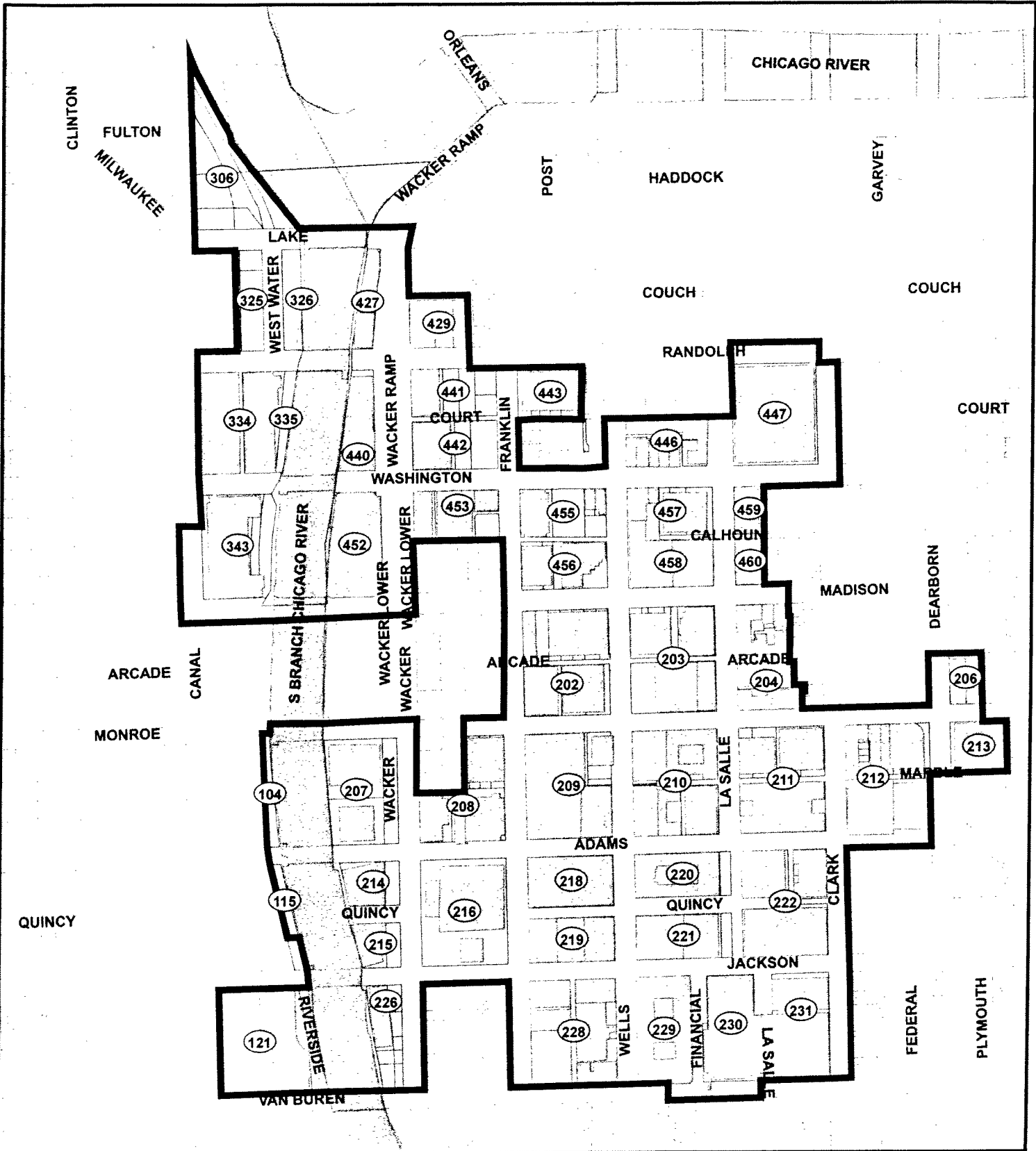
Closing of the redevelopment agreement will not occur before the City Council has approved the agreement, the developer has obtained all necessary City approvals including zoning and building permits, and the developer has presented proof of financing. The redevelopment agreement will include a development timetable.

XI. RECOMMENDATION

The Department of Community Development has thoroughly reviewed the 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 LaSalle Central redevelopment area plan, and DCD recommends that the CDC recommend to the City Council the designation of Lyric Opera of Chicago as Developer for the restoration of the exterior doors and storefront windows of the Civic Opera Building, a City of Chicago Landmark, located at 20 N. Wacker Drive.




EXHIBITS

Redevelopment Area Map
WJE Report
Sample M/WBE Letter
Copies of M/WBE Certified Letter Receipts
Community Letters of Support
Alderman's Letter of Support
Organizational Chart



Map 2 Boundary Map

Legend

-  TIF Boundary
-  Existing Structures
-  Block Number*

0 125 250 500 Feet



*Based on the Cook County Permanent Index Numbering (PIN) System

S. B. Friedman & Company
Real Estate Appraisers and Development Consultants

City of Chicago
Proposed
LaSalle Central
Tax Increment
Finance District

Exterior Door and Storefront Repairs

Lyric Opera of Chicago
20 North Wacker Drive
Chicago, Illinois

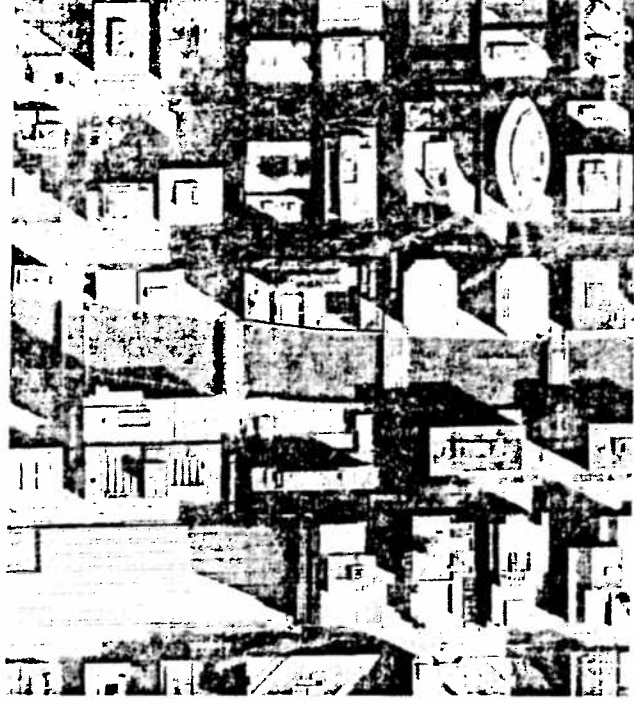
CLIENT:
Lyric Opera of Chicago
20 North Wacker Drive
Chicago, Illinois

WJE Job Number: 2008.4795

ARCHITECTS AND ENGINEERS:

WJE

WISS, Janney, Elstner Associates, Inc.
10 South LaSalle Street, Suite 2600
Chicago, Illinois 60603



① LOCATION PLAN

April 22, 2009 - Issued for Landmarks Review

WJE

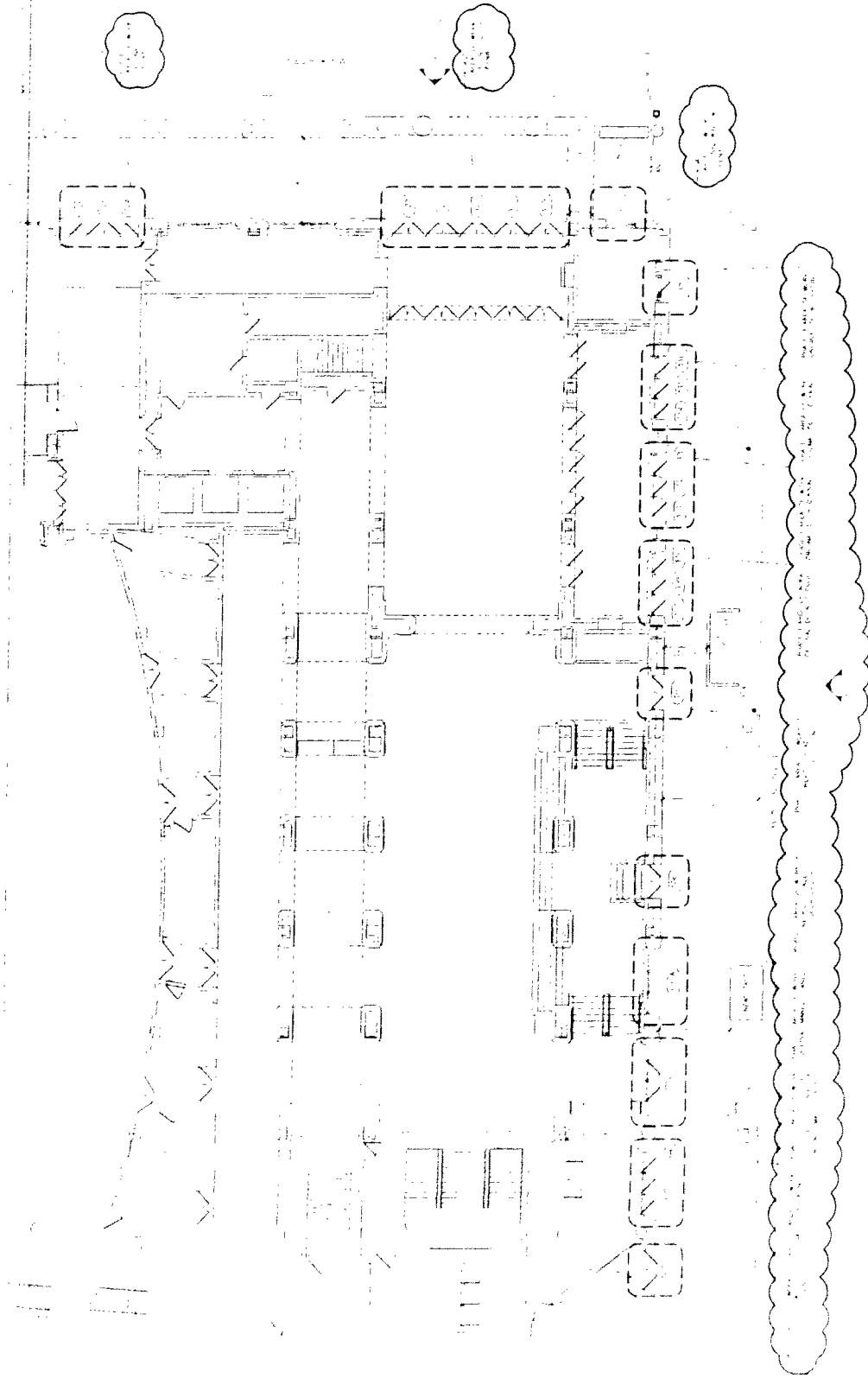
WILLIAMS BROS. ELECTRIC & MECHANICAL, INC.
1100 N. LAKE STREET
CHICAGO, ILL. 60610
TEL. 312-467-1100

Lyric Opera Exterior Door and
Streetfront Repairs
20 North Wacker Drive
Chicago Illinois

Lyric Opera of Chicago
20 North Wacker Drive
Chicago Illinois

Partial First Floor Plan
Plan (Madison Avenue)

2



WJE

WILL JENNINGS ENGINEERS ARCHITECTS INC.

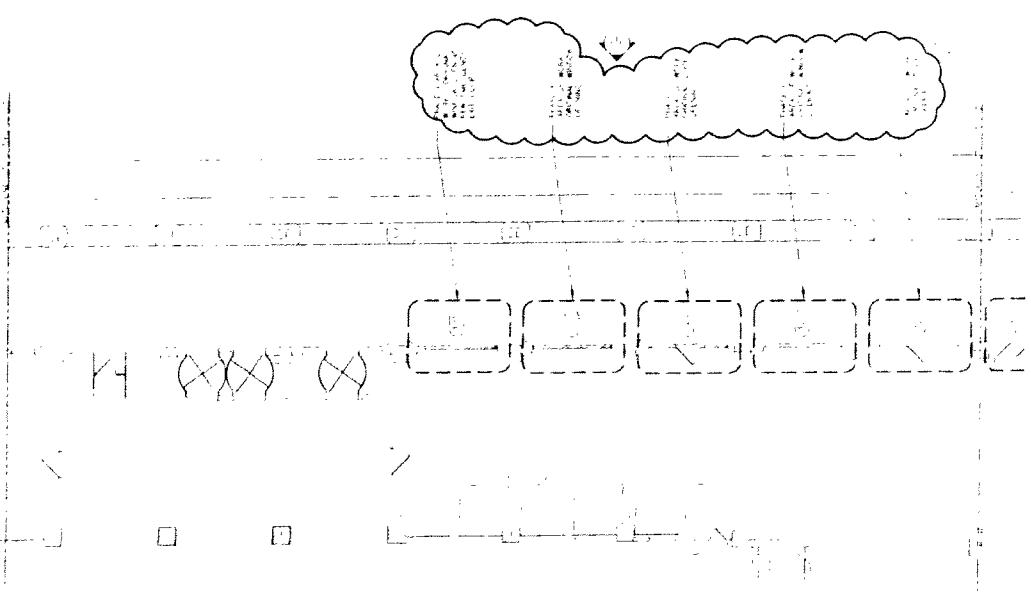
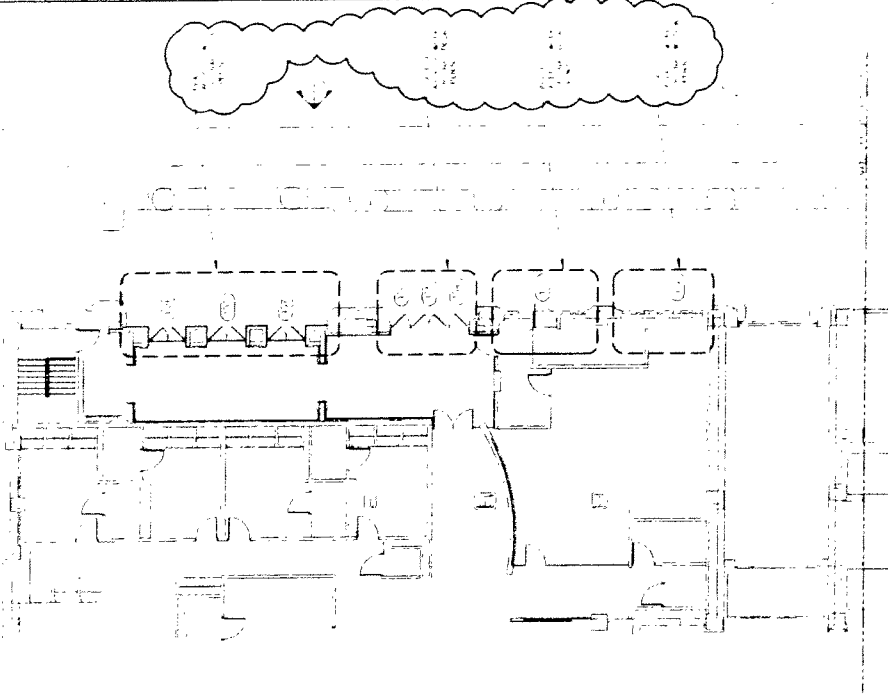
1000 N. LAKE ST. SUITE 1000
CHICAGO, IL 60610
TEL: 312.527.1200
WWW.WJE.COM

Lyric Opera Exterior Door and
Staircase Repairs
20 North Wacker Drive
Chicago, Illinois

Lyric Opera of Chicago
20 North Wacker Drive
Chicago, Illinois

Parlor First Floor Site
Plan (Wacker Drive)

3



20 NORTH WACKER DRIVE

WJE

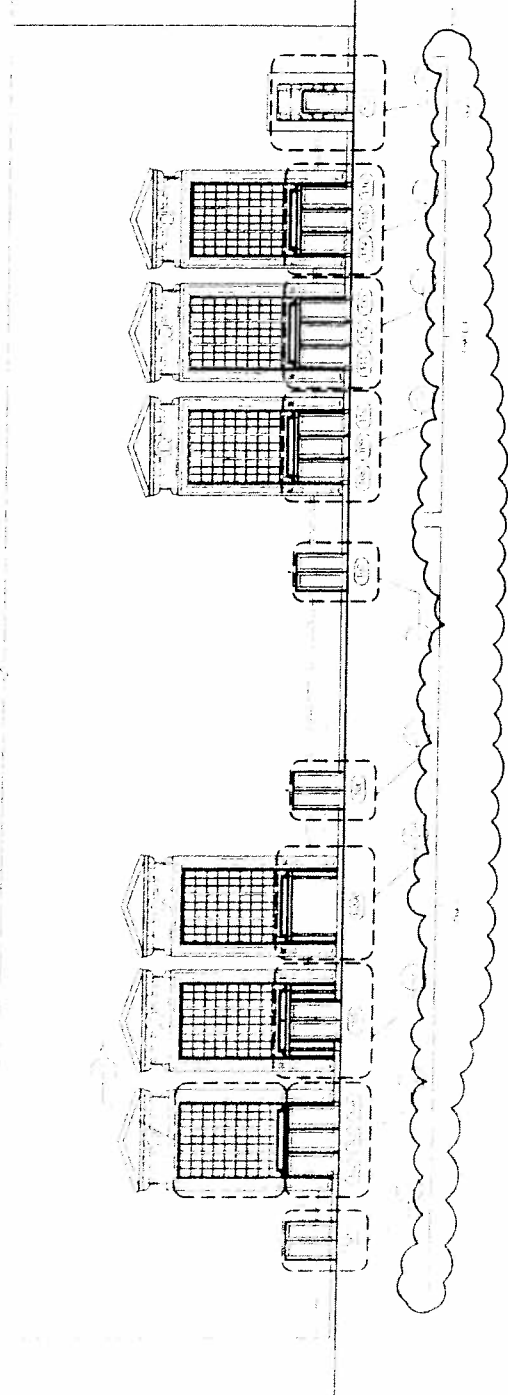
WILLIAM J. ENGLISH ARCHITECTS, INC.
100 N. LAUREL AVENUE, SUITE 100
CHICAGO, ILLINOIS 60610
TEL: 312.527.1100
WWW.WJE.COM

Lyric Opera Exterior Door and
Structural Repairs
20 North Wacker Drive
Chicago Illinois

Lyric Opera of Chicago
20 North Wacker Drive
Chicago Illinois

South Elevation

4

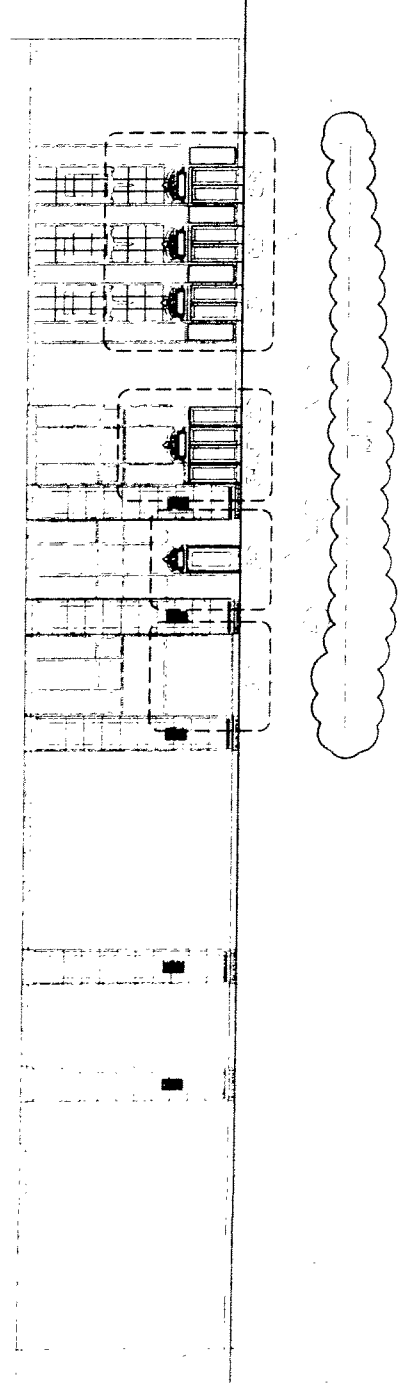
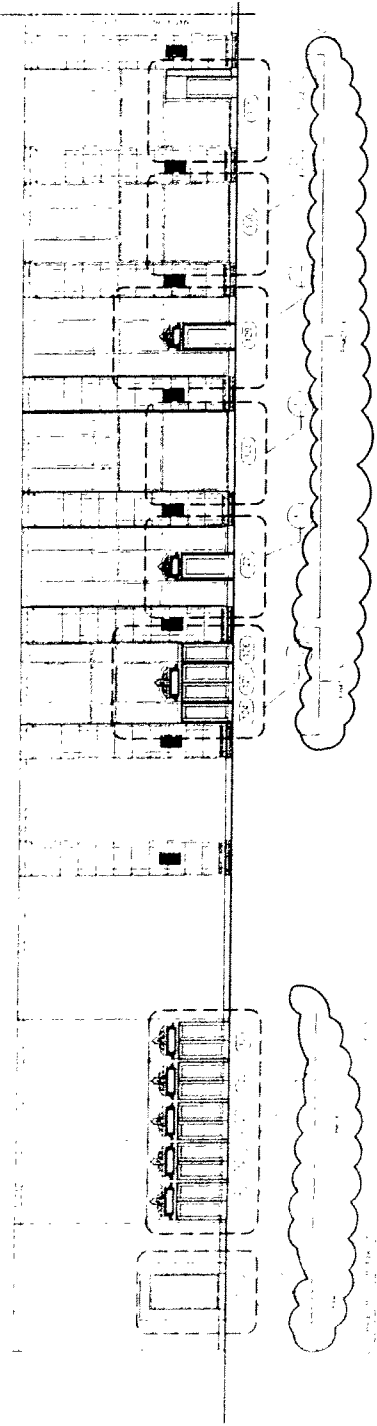


2008.05.14

Lyric Opera Exterior Door and
Storefront Repairs
20 North Wacker Drive
Chicago, Illinois

Lyric Opera of Chicago
20 North Wacker Drive
Chicago, Illinois

East Elevation





**LYRIC OPERA
OF CHICAGO**

July 28, 2009

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



WILLIAM MASON
GENERAL DIRECTOR

BY CERTIFIED MAIL

Re: Lyric Opera Exterior Door and Glazing Restoration

Dear Mr. Shareef:

Lyric Opera of Chicago is pleased to announce the restoration of the exterior doors and windows of the historic Civic Opera Building along Madison Avenue and Wacker Drive. These doors and windows require a complete restoration to return them to their original condition.

Lyric Opera has chosen Vengar Construction Co. to be the general contractor for the project. Attached to this letter is their contact information. The restoration project is scheduled to be completed over the next two years.

The project budget for the restoration is set at \$1,966,875.00 with the hard construction costs estimated at \$1,662,500.00. Items subject to minority business enterprise (MBE) participation of 24 percent for this project is \$375,840.00 and women business enterprise (WBE) participation of 4 percent is \$62,640.00.

At your request, the general contractor will meet with a representative of your organization to present the project budget and schedule. At your request, the general contractor will also provide your organization with one copy of the project bid documents (including plans and specifications).

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

Sincerely,
Lyric Opera of Chicago

Rich Regan, Director of Facilities

cc: Department of Community Development, City of Chicago
cc: Vengar Construction

20 N. WACKER DRIVE
CHICAGO, IL 60606
T 312 342 2204
F 312 419 8345
LYRICOPERA.ORG

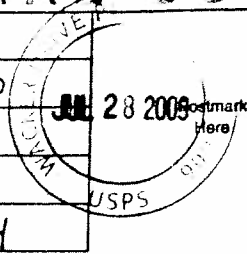
7007 2560 0003 0229 8320

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	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.24



Sent To Hedy Ratner
 Street, Apt. No.,
 or PO Box No. 85. Michigan, #400
 City, State, ZIP+4
Chicago, IL 60603

PS Form 3800, August 2006 See Reverse for Instructions

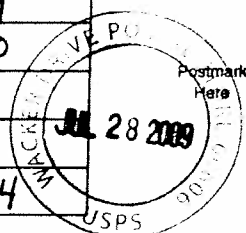
7007 2560 0003 0229 8337

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	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.24



Sent To Beth Doria
 Street, Apt. No.,
 or PO Box No. 5650 S. Archer
 City, State, ZIP+4
Chicago, IL 60638

PS Form 3800, August 2006 See Reverse for Instructions

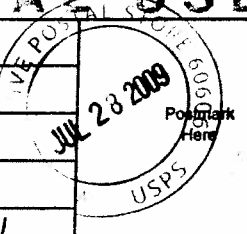
7007 2560 0003 0229 8344

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	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.24



Sent To Perry Nackachi
 Street, Apt. No.,
 or PO Box No. 333 N. Ogden
 City, State, ZIP+4
Chicago, IL 60627

PS Form 3800, August 2006 See Reverse for Instructions

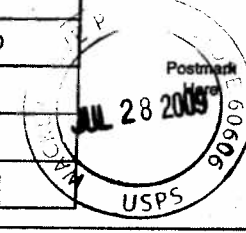
7007 2560 0003 0229 8351

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	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.24



Sent To Edward McKinnie
 Street, Apt. No.,
 or PO Box No. 400 W. 76th
 City, State, ZIP+4
Chicago, IL 60620

PS Form 3800, August 2006 See Reverse for Instructions

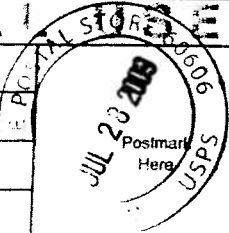
7007 2560 0003 0229 8368

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	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.24



Sent To Juan Ochoa
 Street, Apt. No.,
 or PO Box No. 111 W. Washington
 City, State, ZIP+4
Chicago, IL 60602

PS Form 3800, August 2006 See Reverse for Instructions

7007 2560 0003 0229 8375

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	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.24



Sent To Omar Shareef
 Street, Apt. No.,
 or PO Box No. 3901 S. State #103
 City, State, ZIP+4
Chicago, IL 60609

PS Form 3800, August 2006 See Reverse for Instructions

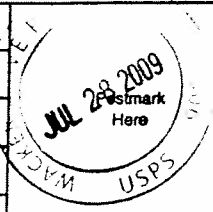
7007 2560 0003 0229 8382

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

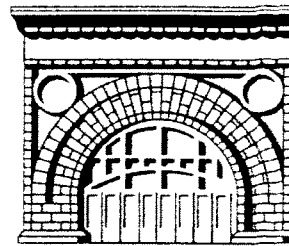
Postage	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.24



Sent To Paul Cerpa

Street, Apt. No.,
or PO Box No. 901 W. Jackson H205

City, State, ZIP+4 Chicago, IL 60607



LANDMARKS
ILLINOIS

BOARD OF DIRECTORS

Rolf Achilles
Chairman of the Board
Geoffrey A. Koss
Vice Chairman of the Board
James E. Peters
President
Frieda Ireland
Treasurer
Vincent L. Michael
Secretary & Chairman,
Preservation Issues Committee
Richard F. Friedman
General Counsel
William W. Tippens
Chairman, Preservation Fund
and Easement Committee

Robert P.B. Angevin
Joseph M. Antunovich
Julie Bauer
Heather Becker
Alicia Berg
John F. Blacketer
Scott J. Cockerham
Kevin Freeman
Madeline Gelis
Shelley Gorson
Bruce B. Grieve
Delph Gustitus
Catherine S. Handelsman
Reuben L. Hedlund
David Hernandez
Anthony Johnson
Kathryn Johnson
Marilyn P. Johnson
Yvette M. LeGrand
Stephen J. Livaditis
James E. Mann
Judith P. McBrien
Charles Pipal
Thomas J. Rossiter
Judith A. Samuel
John H. Stassen
Ellen Stoner
Martin C. Tangora
Anne B. Voshel
David Woodhouse

Chairman emeritus
Richard Miller

The Monadnock Building
53 W. Jackson Blvd., Suite 1315
Chicago, Illinois 60604-3562
Tel: (312) 922-1742
Fax: (312) 922-8112
e-mail: mail@lpci.org
www.Landmarks.org
www.FarnsworthHouse.org

April 27, 2009

Mary Richardson-Lowry, Chairman
Community Development Commission
City Hall
121 North LaSalle Street, Room 1000
Chicago, IL 60602

RE: Civic Opera House, Exterior Door and Glazing Project, Request for TIF Funding

Dear Ms. Richardson-Lowry,

We would like to express our support for TIF funding for the exterior door and glazing project at the Civic Opera House. The Lyric Opera has been an exceptional caretaker of the Civic Opera House, a City of Chicago Landmark.

We understand that this extensive renovation project, which is being reviewed by the Historic Preservation Division of the Department of Zoning and Land Use, will restore the bronze doors in conformance with the U.S. Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings. These improvements will preserve an important feature of a prominent Chicago Landmark building. We hope you will support the Lyric Opera's request.

Thank you for your consideration.

Sincerely,

Jim Peters
President

Cc: Brian Goeken, Historic Preservation Division, Dept. of Zoning and Land Use
Cindy Chan Roubik, Historic Preservation Division, Dept. of Zoning and Land Use
Rich Regan, Director of Facilities, Lyric Opera of Chicago

Preservation Chicago

Citizens advocating for the preservation of Chicago's historic architecture

President
Bill Neuendorf*

May 5, 2009

Vice President
Jack Spicer*

Chairman Mary Richardson-Lowry
Community Development Commission
City Hall, Room 1003

Secretary
Debbie Dodge*

121 N. LaSalle Street
Chicago, IL 60602

Treasurer
Pam Jameson*

RE: TIF funding for Civic Opera House Façade

Board of Directors
Greg Brewer*
Jeremi Bryant
Robert Clarke
Sandy Gartler
Vana Kikos
Barton Lewen*
Laura Marier
Nina Newhouser
Craig Norris
Scott Rappe
Andy Scholnik

Dear Commissioner Richardson-Lowry

I am writing on behalf of the board of Preservation Chicago in support of the proposed façade restoration project for the Civic Opera House, a designated city landmark.

The issue of TIF has become a controversial topic of late and our organization continues to have concerns about certain aspects of the overall program.

However, since our organization considers great architecture to be the most public of art forms, we will continue to support the use of TIF funding for the restoration of historic architecture, albeit on a case by case basis.

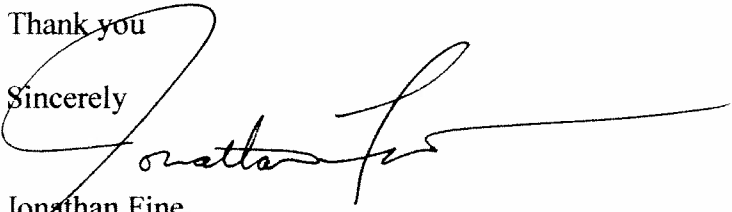
** Executive Committee*

Staff

Executive Director
Jonathan Fine
Communications Manager
Stacey Pfingsten

Thank you

Sincerely


Jonathan Fine
Executive Director, Preservation Chicago

Cc: Kathy E. Caisley
Cindy Chan Roubik
Rich Regan



BRENDAN REILLY

ALDERMAN—42ND WARD

CITY COUNCIL
CITY OF CHICAGO

42ND WARD OFFICE

311 WEST SUPERIOR STREET
SUITE 212
CHICAGO, ILLINOIS 60610
TELEPHONE: (312) 642-4242

CITY HALL OFFICE

CITY HALL—ROOM 300
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: (312) 744-3062

COMMITTEE MEMBERSHIPS

BUILDINGS

COMMITTEES, RULES, AND ETHICS

HEALTH

TRAFFIC CONTROL AND SAFETY

TRANSPORTATION AND PUBLIC WAY

July 27, 2009

Mary Richardson Lowry
Chairman
Community Development Commission
c/o Department of Community Development
121 N. LaSalle Street
Chicago, IL 60602

RE: Lyric Opera Restoration Project (LaSalle Central TIF)

Dear Chairman Richardson Lowry:

I am writing to the Community Development Commission (CDC) to communicate my support for the approval of a resolution that would provide \$488,844 (or no more than 25% of the total project costs estimated at \$1,955,376) in TIF financing to the Lyric Opera of Chicago ("Lyric") paid out of the LaSalle Central TIF District. These funds will be used to assist with the restoration of historic elements of the Civic Opera House, a Chicago landmark, located at 20 North Wacker Drive.

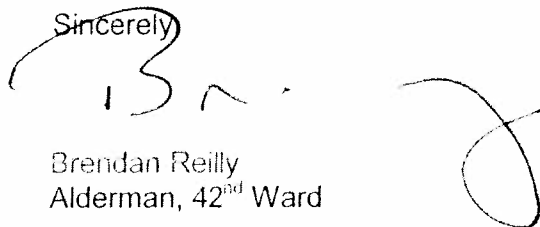
The Lyric Opera is proposing to restore the highly visible exterior doors and storefront windows on the Madison and Wacker facades of this landmark building. Each of these features suffer varying degrees of erosion and require a complete restoration project to return them to the original condition intended by Graham Anderson, Probst and White.

Because historic restoration is more costly than a program of functional replacement, this project budget is tremendously challenging for a non-profit organization to subsidize. It is my understanding that this reasonable TIF request - provided in two payments over the two-year, two-phased construction period - will provide the necessary incentive for the Lyric to complete this important project.

This project meets the goals and objectives of the LaSalle Central TIF Redevelopment Plan, which specifically proposes to rehabilitate and modernize historic and architecturally significant buildings. Also, since taking office, I have spent a great deal of time working with preservationists and building owners to achieve the highest level and quality of restoration and re-use whenever possible.

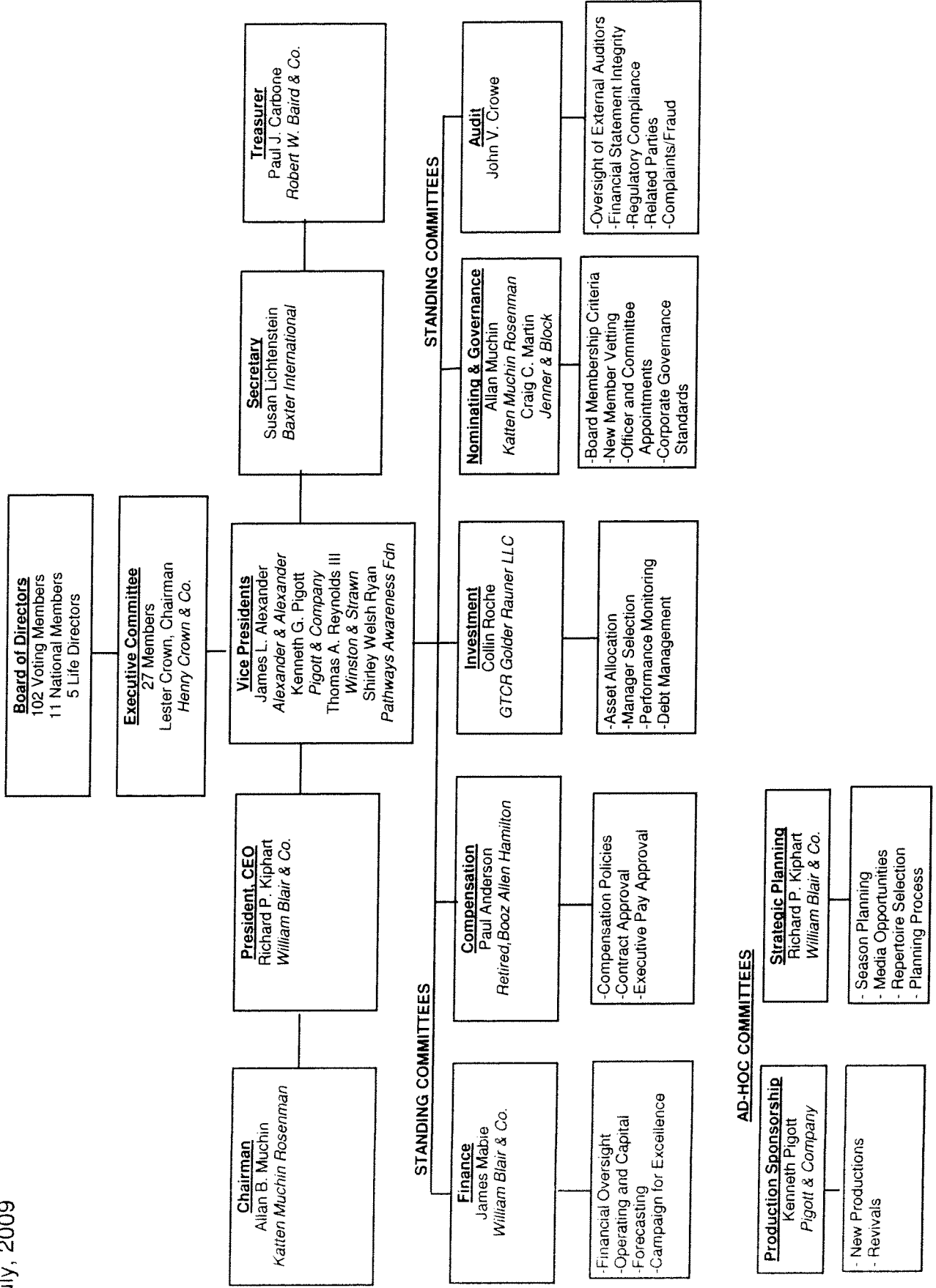
I am pleased to offer my support for this proposal and respectfully request the Commission's favorable consideration and support for this request.

Sincerely



Brendan Reilly
Alderman, 42nd Ward

LYRIC OPERA OF CHICAGO
 Board of Directors
 Governance Structure
 July, 2009



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

RESOLUTION NO. __ - CDC -

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH LYRIC OPERA OF CHICAGO**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF LYRIC OPERA OF CHICAGO
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 06-CDC-72 and pursuant to the Act, enacted three ordinances on November 15, 2006 and amended and corrected the ordinances on February 7, 2007 and May 9, 2007, pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the LaSalle Central 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, Lyric Opera of Chicago (the "Developer"), has presented to the City's Department of Community Development ("DCD") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the restoration of the exterior doors and glazing of the Civic Opera Building at 20 North Wacker Drive (the "Project"); and

WHEREAS, DCD requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that DCD 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 DCD 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: August 11, 2009

Attachment: Exhibit A, Street Boundary Description

EXHIBIT A

Street Boundary Description of the
LaSalle Central Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by Dearborn Street on the east, Van Buren Street on the south, the Chicago River and Canal Street on the west, and portions of the Chicago River, Lake, Randolph and Washington streets on the north.