

STATE OF ILLINOIS)
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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 11th Day of October 2005 with the original resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

Dated this 11th Day of October 2005


EXECUTIVE SECRETARY
Jennifer Rampke

05-CDC-96

8800156

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

RESOLUTION NO. 05-CDC-96

**AUTHORITY TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH
SPERTUS INSTITUTE OF JEWISH STUDIES
WITHIN THE
NEAR SOUTH T.I.F. REDEVELOPMENT PROJECT AREA,**

AND

**TO RECOMMEND TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
THE DESIGNATION OF
SPERTUS INSTITUTE OF JEWISH STUDIES
AS THE DEVELOPER**

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

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

WHEREAS, the City Council, upon the Commission's recommendation pursuant to Resolution __-CDC-__ and pursuant to the Act, enacted three ordinances on August 3, 1994 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Near South Tax Redevelopment Project Area (the "Area"), designated the Area as a redevelopment project area and adopted tax increment allocation financing for the Area.

WHEREAS, Spertus Institute of Jewish Studies (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 10-story, 161-foot tall building on the vacant lot located at 610 South Michigan Avenue as the new home for the Spertus Institute for Jewish Studies (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 11, 2005

CITY OF CHICAGO
Community Development Commission
Department of Planning & Development
October 11, 2005

SUMMARY SHEET
Spertus Institute of Jewish Studies
Near South Tax Increment Financing Redevelopment Project

Action

- Requested:** (1) Authorize the Department of Planning and Development (“DPD”) to negotiate a redevelopment agreement with Spertus Institute of Jewish Studies (the “Developer”) for the use of tax increment financing bond proceeds and/or incremental tax revenues for the redevelopment of property at 610 South Michigan Avenue located on the west side of Michigan Avenue between East Harrison Street and East Balbo Avenue (the “Property”), within the boundaries of the Near South Tax Increment Financing Redevelopment Project Area (the “Area”); and
- (2) Recommend to the City Council of the City of Chicago (the “City”) the designation of Spertus Institute of Jewish Studies as the Developer for the Property within the Area.

Project: Construction of a 10-story, 161-foot tall building on the vacant lot located at 610 South Michigan Avenue as the new home for the Spertus Institute for Jewish Studies. The building would contain approximately 138,000 square feet of floor space, and would house a museum, a college, a library, a small auditorium, a children’s education center, administrative offices, a gift shop, and a small café. The new building would replace the current Spertus Institute facility located on the adjacent parcel just south of the development site. The new facility has been designed with a very modern glass curtain wall façade.

Location: The property is located at 610 South Michigan Avenue in the Near South Tax Increment Financing District. The development site is a portion of the block bounded by East Harrison Street on the north, East Balbo Avenue on the south, South Michigan Avenue on the east, and South Wabash Avenue on the west.

Site Area: 13,390 square feet of land; 138,000 square feet of usable floor space on 10 floors and a basement.

Developer: The proposed developer of the project is Spertus Institute of Jewish Studies, a Chicago not-for-profit institution. Spertus is being assisted by U.S. Equities Realty; Institutional Project Management; and, Kane, McKenna and Associates, Inc., as real estate development and project management consultants.

Assistance: \$3 million in the form of a payment to the developer upon issuance of a Certificate of Completion for the project. The total project cost is approximately \$57.7 million.

Sales Price: N/A; Spertus Institute owns the property.

Ward & Alderman: 2nd Ward; Alderman Madeline L. Haithcock

Issues: N/A

Public

Benefits: Job Creation and Retention

Approximately 300 temporary jobs will be created during construction of the new facility. The project is also expected to retain 52 full-time equivalent positions and 43 part-time positions.

Cultural and Educational Venues

Current enrollment at Spertus College is 475 graduate students. Annual attendance at the museum is estimated at 105,000. An estimated 40,000 patrons use the library, while 14,000 people are estimated to attend lectures, films, concerts, and other events. Attendance at all of these venues is expected to increase when the new facility is completed.

Community Development

The expanded uses of the facility will create more activity for the Institute and will bring energy to that portion of Michigan Avenue and the adjacent blocks.

Building Design

The building will be the first truly modern and exciting design on this portion of Michigan Avenue. The façade will be made of crystalline folded glass planes designed to reflect both natural and man-made light. Activity within the facility will be highly visible from Michigan Avenue and Grant Park. A green roof will cover 67% of the net roof area of the building.

MBE/WBE: The Developer has agreed to comply with all City requirements regarding Prevailing Wage, MBE/WBE, and City Residency.

Community

Outreach: The community, including Alderman Haithcock, the Near South Planning Board, the Greater South Loop Association, the Chicago Architectural Foundation, the Grant Park Advisory Council, and the New South Association is overwhelmingly in support of this project.

CITY OF CHICAGO
Community Development Commission
Department of Planning & Development
October 11, 2005

STAFF RERORT
Spertus Institute of Jewish Studies
Near South Tax Increment Financing Redevelopment Project

MS. CHAIRMAN AND MEMBERS OF THE COMMISSION:

The Resolution before you requests that the Community Development Commission authorize the Department of Planning and Development (“DPD”) to publish a notice of its intention to negotiate a redevelopment agreement with Spertus Institute of Jewish Studies (the “Developer”) for the use of tax increment financing bond proceeds and/or incremental tax revenues for the redevelopment of the property at 610 South Michigan Avenue located on the west side of Michigan Avenue between East Harrison Street and East Balbo Avenue (the “Property”), within the boundaries of the Near South Tax Increment Financing Redevelopment Project Area. The Resolution also asks you to recommend to the City Council of the City of Chicago the designation of Spertus Institute of Jewish Studies as the Developer of this site.

Purpose of Resolution

To provide Tax Increment Financing assistance for the construction of a new cultural and educational facility on vacant land in the 2nd Ward.

Background

Spertus Institute of Jewish Studies serves over 200,000 individuals annually through programs offered by Spertus College, the Asher Library, and Spertus Museum. Spertus was organized in 1924 to provide post-secondary education for Chicago’s Jewish community, and incorporated as an Illinois not-for-profit corporation in 1945. Since its founding, Spertus has expanded to serve broader goals, an increasingly diverse population and a much wider geographic area.

Today, Spertus is a dynamic resource center for people all over the world - both onsite and through distance learning. The Institute currently serves students in 38 U.S. states and nine foreign countries. Through its public programming, exhibitions, collections, research facilities and degree programs, Spertus seeks to inspire learning and foster understanding between Jews and people of all faiths, locally and around the world.

Many of Spertus’ programs are specifically designed for Chicago’s non-Jewish population. These include an accredited Master’s degree program in Nonprofit Management, which has a 90% minority student population, and Holocaust education for Chicago’s schoolchildren.

Spertus College is accredited by the Higher Learning Commission of the North Central Association of Schools and Colleges. Spertus College offers masters and doctoral degrees in Jewish Studies, as well as the masters degree in Nonprofit Management. Each year approximately 500 students are enrolled in graduate degree programs. Over 1,000 graduates of the Nonprofit Management program now serve the Chicago community in diverse areas, including child welfare, health care, education, and community development.

The Asher Library at the Spertus Institute is one of North America's largest Jewish libraries and contains more than 105,000 books, 550 periodicals, over 1,000 films, thousands of sound recordings and sheet music, and one of the world's largest collection of rare and antique maps of the Holy Land and Ottoman Empire. The library is also home to the Chicago Jewish Archives, the only repository specializing in the history of Chicago Jewry.

The Spertus Museum focuses on Jewish history and culture, including Jewish artists and others who have significantly contributed to Jewish heritage. The Museum's collection has over 18,000 pieces. The Museum's Zell Center for Holocaust Studies is the only center in Chicago where schoolchildren can obtain their State-required unit of Holocaust education.

Spertus Institute is currently located at 618 S. Michigan Avenue, adjacent to the development site. The current facility, built in 1911, no longer accommodates the space needs of Spertus, which requires state of the art resources and major upgrades to storage facilities for the Spertus Museum, Asher Library, and archive collections.

Spertus intends to build a new facility on the vacant property they own directly north of their current building. The new facility will allow Spertus to better serve students and visitors and to meet the needs of new audiences. New classrooms will offer advanced technology for students and faculty. An expanded library will allow Spertus to increase its growing collections of rare books and maps. Improved museum gallery and storage space will allow a wider range of sophisticated exhibitions.

The Property for this new facility is located within the Near South Tax Increment Financing Redevelopment Project Area (the "Area"), which was established by the City Council on November 28, 1990. The site sits within the block bounded by East Harrison Street on the north, East Balbo Avenue on the south, South Michigan Avenue on the east, and South Wabash Avenue on the west. The Property is currently vacant and is adjacent to the existing Spertus Institute facility.

Development Project

Proposed Developer

The proposed developer of the project is Spertus Institute of Jewish Studies, a Chicago-based not-for-profit institution. (See Exhibit A for financial condition and governance of Spertus.)

Proposed Development Team

Spertus Institute of Jewish Studies is the developer. Institutional Project Management, LLC ("IPM"), and U.S. Equities Realty are real estate and project management consultants lending their expertise to Spertus Institute on this development. IPM serves as a consultant to a variety of higher education and nonprofit clients engaged in capital projects, and will serve as Spertus' development consultant and project manager for the New Facility. U.S. Equities will act as the "external" project manager, managing almost two-dozen design, engineering and construction firms working on the facility, as well as obtaining required governmental approvals.

Proposed Project

The project involves construction of a 10-story, 161-foot tall building on the vacant lot located at 610 South Michigan Avenue as the new home for the Spertus Institute for Jewish Studies, a not-for-profit institution. Through its public programming, exhibitions, collections, research

facilities, and graduate degree programs, Spertus inspires learning, serves diverse communities, and fosters understanding for Jews and people of all faiths.

Intended to replace the Spertus' current building, which was built in 1911 on the adjacent parcel just south of the development site, the new building would contain approximately 138,000 square feet of floor space. It would house:

- Spertus College, offering Master's and Doctoral degree programs in Jewish Studies and Nonprofit Management;
- Spertus Museum, which houses art, artifacts and exhibits relating to the Jewish experience;
- Asher Library, which houses 105,000 books, plus extensive collections of music, films, maps, periodicals, and newspapers on Jewish subject matter;
- A state-of-the-art theater for lectures, live performances, and film; and,
- Space for community events, cultural festivals, and celebrations.

In addition to the above uses, the new Spertus facility would also have a children's education center, administrative offices, a gift shop, and a small café.

When the new facility is completed, the old facility will be sold to help recoup some of the Institute's resources used to construct the new building.

Deal Structure/ Financial Assistance

The City intends to negotiate a TIF Redevelopment Agreement with the Developer for an amount not to exceed \$3,000,000, which is equal to 5.2% of the total project cost of \$57,700,000. The assistance will be paid out of existing/available increment from the Near South TIF and will be used for TIF-eligible costs incurred, primarily acquisition and remediation. We anticipate that any TIF funds will be provided after a Certificate of Completion for the project has been issued. Because of the costs associated with developing this kind of facility it is unlikely that, without TIF assistance, the Developer would be able to pursue the proposed project.

Sources of Funds

Bond Proceeds	\$40,700,000
Bank Financing	\$8,000,000
Fundraising Campaign	\$9,000,000
Total Sources	\$57,700,000

Uses of Funds

Soft Costs		<u>\$/sf of Building</u>
Pre-Design Costs	\$200,192	\$1.53
Architectural and Engineering Costs	\$4,719,188	\$36.02
Project Management Costs (2.8% of TPC)	\$1,592,432	\$12.16
Legal Expenses and Fees	\$365,000	<u>\$2.79</u>
Total Soft Costs (11.9% of TPC)	\$6,876,812	\$52.49
 Hard Costs		
Testing and Inspection	\$477,500	\$3.65

Mock-Ups and Samples	\$277,500	\$2.12
Permits and Fees	\$100,000	\$0.76
Base Building and Interior Construction	\$36,764,803	\$280.65
Tenant Improvement Allowance	\$604,730	\$4.62
Base Building Hardening	\$0	\$0.00
Security System	\$309,554	\$2.36
Telecommunications and Data Systems	\$375,000	\$2.86
Audio Visual Equipment	\$517,328	\$3.95
Stage Rigging	\$320,632	\$2.45
Design & Fabrication of Permanent Exhibits	\$1,050,000	\$8.02
Signage	\$110,000	\$0.84
Moving and Moving Related Costs	\$300,000	\$2.29
<i>Furniture, Fixtures and Equipment</i>	\$2,169,587	\$16.56
<i>Artwork</i>	\$0	\$0.00
<i>Fixturing, Equipment and Interior Construction for Spertus Store</i>	<u>\$464,427</u>	<u>\$3.55</u>
Total Hard Costs	\$43,841,061	\$334.66
 Miscellaneous Costs		
Land Acquisition and Remediation	\$6,088,561	\$46.48
Construction Period Financing	<u>\$893,566</u>	<u>\$6.82</u>
Total Miscellaneous Costs	\$6,982,127	\$53.30
 Total Uses of Funds	 \$57,700,000	 \$440.46

Site Control

The Developer owns the site.

Conformance with Plan

The proposed redevelopment is in conformance with the land use goals and objectives of the Near South Tax Increment Financing Redevelopment Project Area and Plan (the "Plan"). The Plan identifies the major land-use category as "mixed-use." The Mixed-Use category includes commercial, residential, retail, institutional, exhibition, parking and related uses.

Community Outreach

The community, including Alderman Haithcock, the Near South Planning Board, the Greater South Loop Association, the Chicago Architectural Foundation, the Grant Park Advisory Council, and the New South Association, is overwhelmingly in support of this project.

Public Benefits

Job Creation and Retention

Approximately 300 temporary jobs will be created during construction of the new facility. The project is also expected to retain 52 full-time equivalent positions and 43 part-time positions.

Cultural and Educational Venues

Current enrollment at Spertus College is 475 graduate students. Annual attendance at the museum is estimated at 105,000. An estimated 40,000 patrons use the library, while 14,000 people are estimated to attend lectures, films, concerts, and other events. Attendance at all of these venues is expected to increase when the new facility is completed.

Community Development

The expanded uses of the facility will create more activity for the Institute and bring energy to that portion of Michigan Avenue and the adjacent blocks.

Building Design

The building will be the first truly modern and exciting design on this portion of Michigan Avenue. The façade will be made of crystalline folded glass planes designed to reflect both natural and man-made light. Activity within the facility will be highly visible from Michigan Avenue and Grant Park. A green roof will cover 67% of the net roof area of the building.

Recommendations

The Department of Planning and Development recommends that the Community Development Commission authorize DPD to publish a notice of its intention to negotiate a redevelopment agreement with Spertus Institute of Jewish Studies (the “Developer”) for the use of tax increment financing bond proceeds and/or incremental tax revenues for the development of the property at 610 South Michigan Avenue, located on the west side of Michigan Avenue between East Harrison Street and East Balbo Avenue (the “Property”), within the boundaries of the Near South Redevelopment Project Area (the “Area”). DPD also requests that you recommend to the City Council of the City of Chicago the designation of Spertus Institute of Jewish Studies as the Developer for this site.

TERM SHEET

Spertus Institute of Jewish Studies

The property is located at 610 South Michigan Avenue in the Near South Tax Increment Financing District. The development site is a portion of the block bounded by East Harrison Street on the north, East Balbo Avenue on the south, South Michigan Avenue on the east, and South Wabash Avenue on the west. The currently vacant site is approximately 13,390 square feet.

The Developer, Spertus Institute of Jewish Studies, intends to construct a ten-story, 161-foot tall building on the vacant lot located at 610 South Michigan Avenue as the new home for the Spertus Institute of Jewish Studies. The building would contain approximately 138,000 square feet of floor space, and would house a museum, a college, a library, a small auditorium, a children's education center, administrative offices, a gift shop, and a small café. The new building would replace the current Spertus Institute facility located on the adjacent parcel just south of the development site. The City will provide TIF assistance not to exceed \$3,000,000 for TIF-Eligible costs incurred, primarily acquisition and remediation. The assistance will be paid out of existing, available increment from the Near South TIF. No funds will be released prior to the issuance of a certificate of completion for the project.

Uses of Funds

		<u>\$/sf of Building</u>
Soft Costs		
Pre-Design Costs	\$200,192	\$1.53
Architectural and Engineering Costs	\$4,719,188	\$36.02
Project Management Costs	\$1,592,432	\$12.16
Legal Expenses and Fees	<u>\$365,000</u>	<u>\$2.79</u>
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Construction Period Financing	<u>\$893,566</u>	<u>\$6.82</u>
Total Miscellaneous Costs	\$6,982,127	\$53.30
Total Uses of Funds	\$57,700,000	\$440.46
Sources of Funds		
Bond Proceeds	\$40,700,000	
Bank Financing	\$8,000,000	
Fundraising Campaign	\$9,000,000	
Total Sources	\$57,700,000	

**EXHIBIT A
FINANCIAL CONDITION OF SPERTUS**

Spertus has over \$40,000,000 of Net Assets (Net Worth) including those assets held by Jewish Federation for the sole benefit of Spertus as mentioned below.

As of the fiscal year ended June 30, 2005, the Jewish Federation managed \$21,333,901 (preliminary and unaudited, at market value) of investments for Spertus, of which \$11,033,901 (preliminary and unaudited, at market value) was attributable to the Campaign. The remaining \$10,300,000 (preliminary and unaudited) constituted endowment funds, not associated with the Campaign. While these assets are recorded on the Statement of Financial Position (Balance Sheet) of the Jewish Federation, Spertus is the sole beneficiary of the earnings on these investments and the earnings are regularly distributed to Spertus. It is expected that some additional proceeds of the Campaign will be deposited with the Jewish Federation and held for the exclusive benefit of Spertus in this manner.

Spertus has over \$8,000,000 of self-managed endowments held in trust at LaSalle Bank and Northern Trust. Income from all investments accounts for 25% of the Institute's annual budget.

Trustees approved an operating budget for the fiscal year ending June 30, 2006 of \$6,160,000 representing a virtual break-even budget.

	As of July 14, 2005	
	FY05 Y/E	FY06 BUDGET
<u>REVENUE</u>	<u>Forecast</u>	<u>Approved by Board</u>
COLLEGE	\$ 1,475,000	\$ 1,820,517
MUSEUM	\$ 375,000	\$ 467,602
LIBRARY	\$ 700,000	\$ 709,559
GIFT SHOP	\$ 275,000	\$ 335,709
DEVELOPMENT	\$ 855,000	\$ 840,000
ADMIN, PLANT, INVESTMENT	\$ 1,883,500	\$ 1,986,800
TOTAL	<u>\$ 5,563,500</u>	<u>\$ 6,160,187</u>
<u>EXPENSES</u>		
COLLEGE	\$ 1,460,000	\$ 1,650,230
MUSEUM	\$ 995,000	\$ 922,203
LIBRARY	\$ 640,000	\$ 690,796
GIFT SHOP	\$ 290,000	\$ 329,378
DEVELOPMENT	\$ 350,000	\$ 387,250
ADMIN, PLANT, INVESTMENT	\$ 2,128,000	\$ 2,132,101
TOTAL	<u>\$ 5,863,000</u>	<u>\$ 6,111,958</u>
SURPLUS(DEFICIT)	<u>\$ (299,500)</u>	<u>\$ 48,229</u>

GOVERNANCE

The Board governs the affairs of Spertus. The Board is composed of 35-40 individuals elected by the existing Board members (as vacancies occur) who hold leadership roles in business, professions, education, and civic life. Current Board members:

<u>NAME</u>	<u>SERVICE FROM</u>	<u>AFFILIATION</u>
Helen S. Asher	1971	Life Trustee
Donna E. Barrows	1997	Board member, Chicago Sinai Congregation
Norman R. Bobins	1994	President and CEO, LaSalle Bank
Deanna Drucker	1999	Retired Event Consultant
Janice Feinberg	2005	Trustee, Feinberg Foundation
William H. Gofen	1980	Managing Partner, Gofen & Glossberg, LLC
Marshall D. Goldin, M.D.	1988	Cardiovascular Surgeon, Rush Presbyterian St. Luke's Medical Center
Phillip Gordon	1991	Partner, Perkins Coie
Avrum Gray	1988	Partner, G-Bar Limited Partnership
Melvin Gray	2002	President and CEO, Graycor Inc.
Michael Greenbaum	1992	Retired Marketing Executive
Jerold A. Hecktman	1992	Retired Vice President of United Stationers
Joan Holland	1984	President, M. Holland Company
Eric Joss	1988	President, Joss Equities Inc.
Barbara Levy Kipper	1980	Chairman, Charles Levy Co.
Andrew J. Lansing	1999	President and CEO, Levy Restaurant Group
Ila Jean Lewis	2001	Executive Vice President, Gerber Plumbing
Robert B. Lifton	1976	Retired, Board of Directors Shore Bank
Mark F. Mehlman	1992	Partner, Sonnenschein Nath & Rosenthal
David E. Multack	1998	President, Braeside Group Real Estate
Franklin W. Nitikman	1991	Partner, McDermott Will & Emery
Sanford Perl	2004	Partner, Kirkland & Ellis
Michael A. Perlstein	1988	Law Offices of Michael Perlstein
Jonathan E. Persky	2003	Property Manager, Parliament Enterprises, Inc.
Lisa Rosenkranz	2004	President, Business Women, Inc.
Ricardo Rosenkranz, M.D.	2004	Neonatalogist
Susan Rosenstein	2004	Principal, Susan Rosenstein Executive Search Limited
Georgette G. Spertus	1986	Retired Art Conservator
Herman Spertus	1971	Life Trustee
Michael Spertus	2001	Executive, Veritas Corporation
Philip Spertus	1976	Spertus Investments
Caryn Straus	1986	Alumna, Spertus College
Howard A. Sulkin, President	1984	President, Spertus

<u>NAME</u>	<u>SERVICE FROM</u>	<u>AFFILIATION</u>
Bobette C. Takiff	1998	President, Margie K. Cohen Associates
Eric Wanger	2004	Trustee
Marc R. Wilkow, Chairman	1997	President, M&J Wilkow Ltd.
Eugene Zeffren	2001	Retired CEO, Helene Curtis

Senior Administration

Dr. Howard Sulkin, *President & Chief Executive Officer.* Howard A. Sulkin has been President and Chief Executive Officer of Spertus since 1984. Prior to Spertus, Dr. Sulkin was Dean at DePaul University, where he founded its School for New Learning (1972-77), and then University Vice President (1977-84). In this latter position, he was involved in establishing a formal planning process for the University, in creating its suburban centers, and in bringing The Theater School (formerly The Goodman School) to DePaul. Prior to that, he was Director of Program Research for The Industrial Relations Center of The University of Chicago (1964-72).

Dr. Sulkin received the Ph.B. degree from Wayne State University, the M.B.A., M.A. and Ph.D. degrees from The University of Chicago, and the L.H.D. degree (*honoris causa*) from DePaul University. Dr. Sulkin is Trustee and past Chairman of the Board of The Council for the Parliament of the World's Religions, and led the 1999 Parliament for 7,000 people in Cape Town, South Africa. He serves on many community boards: Chicago Loop Alliance; Chicago Sinai Congregation (past President); Grant Park Conservancy; and Legacy Charter School. Until recently he was on the boards of the United Way and its Chicago affiliate and the Southeast Chicago Commission.

Dr. Dean Bell, *Chief Academic Officer.* Dean Bell is Dean and Chief Academic Officer at Spertus College. Dr. Bell earned his B.A. at the University of Chicago and his M.A. and Ph.D. at the University of California, Berkeley. He has taught at the University of California, Berkeley, DePaul University, University of Illinois, Urbana-Champaign (where he was Visiting Professor in Spring 2004), and the Hebrew Theological College. Dr. Bell has served as President, Vice-President, and Secretary-Treasurer of the Midwest Jewish Studies Association and is currently a member of the Board of Directors of the Association for Jewish Studies. Dr. Bell began his work at Spertus in 1994; between 1998 and 2001 he served as Associate Dean and since 2001 has been in his current position.

Marvin S. Cutler, CPA, *Director of Finance and Administration.* Marvin S. Cutler, CPA, has been Director of Finance and Administration for Spertus since 1994. He also serves as an Adjunct Professor, teaching Budgeting and Finance for Non-Profit Organizations in an accredited Master's of Science in Non-Profit Management degree program at Spertus College. Mr. Cutler has taught accounting and financial matters for accredited courses over the past 25 years, beginning at Oakton Community College's continuing adult education program in the late 1970s. He lectures frequently for the Illinois CPA Society, and Illinois CPAs for the Public Interest, in cooperation with the Donors Forum.

Mr. Cutler has been a Certified Public Accountant for over thirty years. He earned an MBA in Finance from Loyola University of Chicago and did further post-graduate work in Accounting there. He did his undergraduate work in Accounting at DePaul University and completed his BA degree at Rockford College. A veteran of the U.S. Air Force, Mr. Cutler served in a medical squadron during the Viet Nam War.

Glenn Ferdman, *Director of Asher Library.* Glenn Ferdman is the Director of the Asher Library and has held this position since 1998. Mr. Ferdman has fifteen years of professional experience in library and information science and in academic, public and special libraries. He received his Master of Library and Information Science from Indiana University and is Bachelor of Arts in Philosophy from Beloit College. Mr. Ferdman is the President of the Judaica Library Network of Metropolitan Chicago and is a Board member at Congregation Anshe Motele in Chicago.

Dr. Hal Lewis, *Dean of Public Programming.* Dr. Hal Lewis is the Dean of Public Programming and Associate Professor of Contemporary Jewish Studies. Prior to joining Spertus in September of 2002, Dr. Lewis served as the President and Chief Executive Officer of the Columbus (Ohio) Jewish Federation from 1999-2002. He is a recognized authority on Jewish leadership and has published widely on the subject in both the popular press and scholarly journals.

His professional experience includes positions as the Executive Vice President of Adath Israel Congregation (Cincinnati, Ohio), Campaign Director and Assistant Executive Director of the Jewish Federation of Cincinnati, National Executive Vice President of the American Sephardi Federation (New York), and Director General of the International Jewish Committee for Sepharad '92 (New York, Jerusalem, and Istanbul). He holds a Doctorate in Jewish Studies from Spertus College. He was graduated with a B.A. degree in Political Science from Columbia University, and was awarded a Masters Degree in Counseling from the University of South Florida

Betsy Gomberg, *Director of Public Outreach.* Betsy Gomberg is Director of Institutional Outreach. Her department is responsible for marketing, public relations, community relations and audience development for all Spertus activities thus helping to cultivate increased interest in Jewish life, education and culture. Over her 20-year career she has worked for a number of local nonprofit cultural and community service organizations, including Chicago Shakespeare Theater, the Arts & Business Council of Chicago, the Chicago International Film Festival, and Easter Seals, as well as handled marketing and advertising for corporate clients including Alfa Romeo, Encyclopedia Britannica and Metromedia Paging.

She holds a Bachelor of Science in Advertising from the University of Illinois at Urbana-Champaign and a Master of Science in Nonprofit Management from Spertus College. She is involved with a number of professional and community organizations, including the Education and Cultural Committees of the Chicago Loop Alliance and the Fundraising Committee of Redmoon Theater.

Rhoda Rosen, *Director of the Spertus Museum.* Rhoda Rosen, Director, Spertus Museum, oversees operations throughout Spertus Museum including exhibitions, educational programming and administration, and implements museum policies and long-range plans. She has worked in this capacity for three years. Previously, she was Associate Director of the Humanities Laboratory at the University of Illinois-Chicago; Acting Curator at Northwestern University's Block Gallery; and Assistant Professor of Art History at the University of the Witwatersrand in Johannesburg, South Africa. She is a doctoral candidate in the History Department, University of Illinois-Chicago, majoring in Cultural Studies with a minor in Jewish Studies. She received a B.A., in History and Art History, University of the Witwatersrand; and an M.A. in Art History, University of the Witwatersrand.

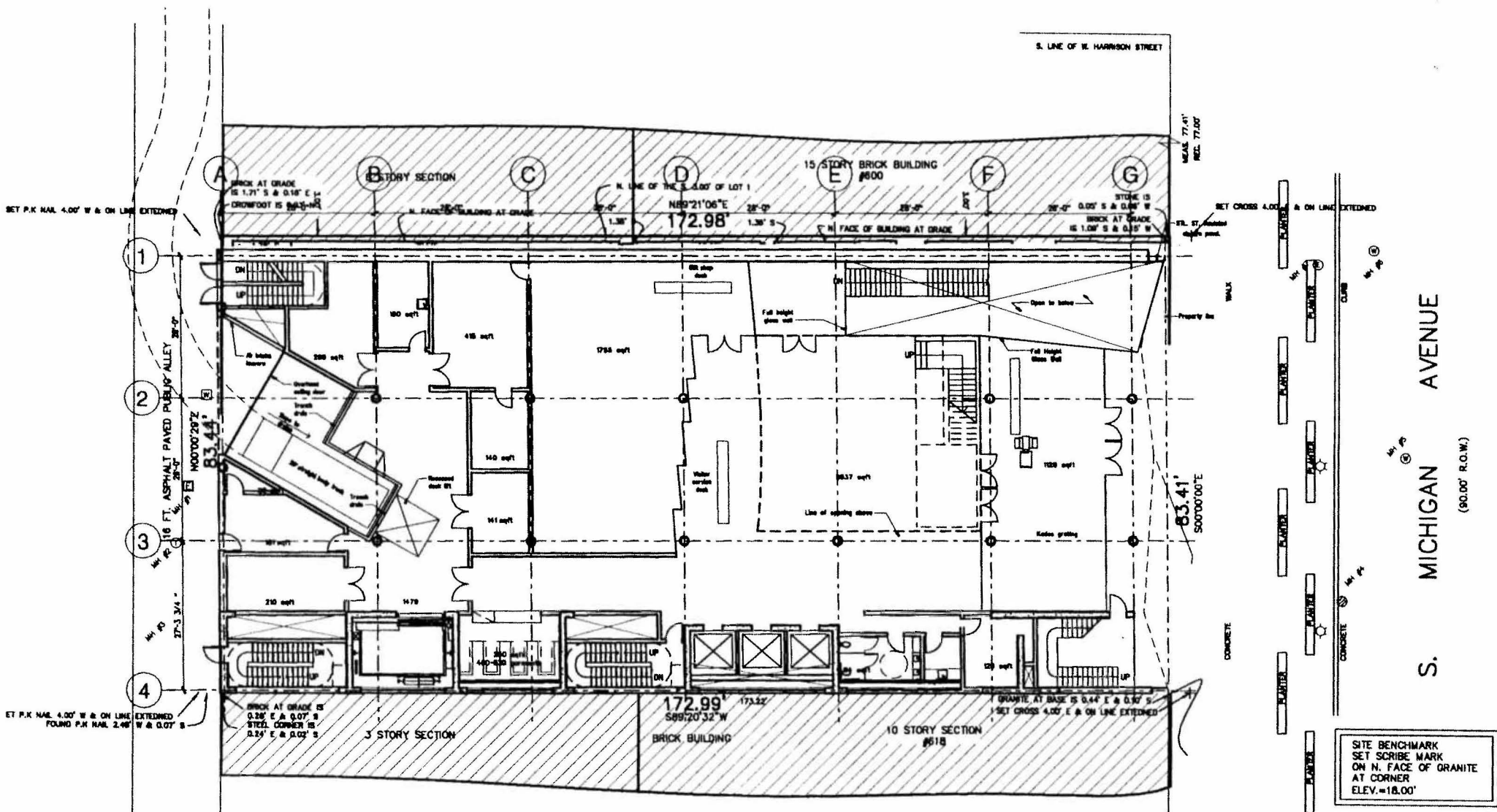
Susan Weber, *Director of Development.* Susan Weber, Director of Development, is responsible for overall supervision of fundraising activities. She has been with Spertus for thirteen years and has held this position for eight years. Her prior roles include serving as the Director of Continuing Education for three years and the Architect Selection Committee Coordinator for two years. Previously she was a real estate investment property analyst at Syndicated Equities Corporation. Ms. Weber graduated from the University of Michigan with a B.S. in Social Anthropology.



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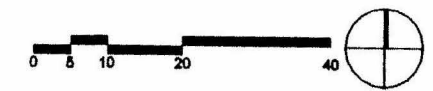


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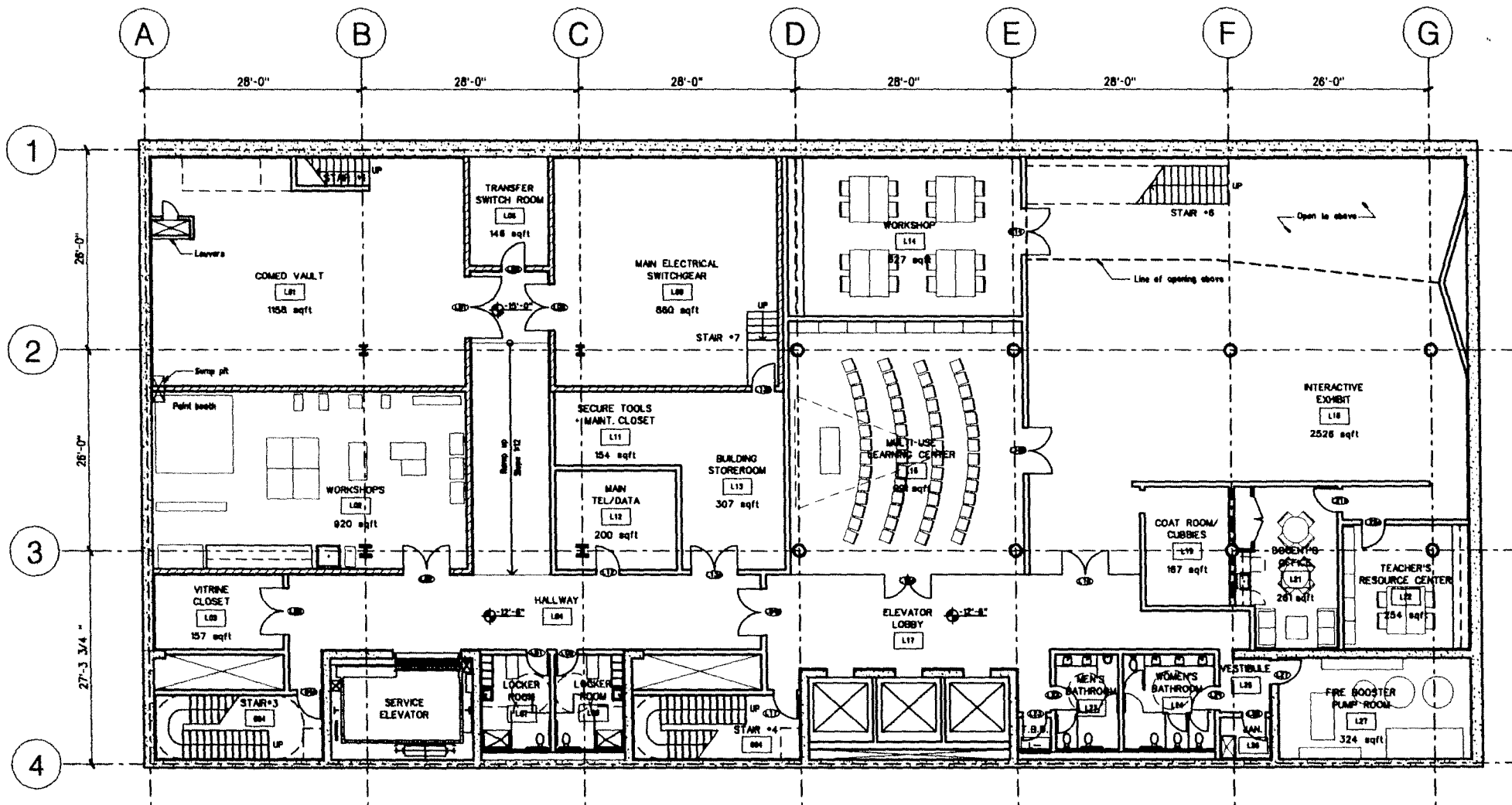
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SITE PLAN | FIGURE 4

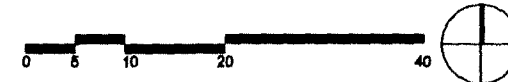


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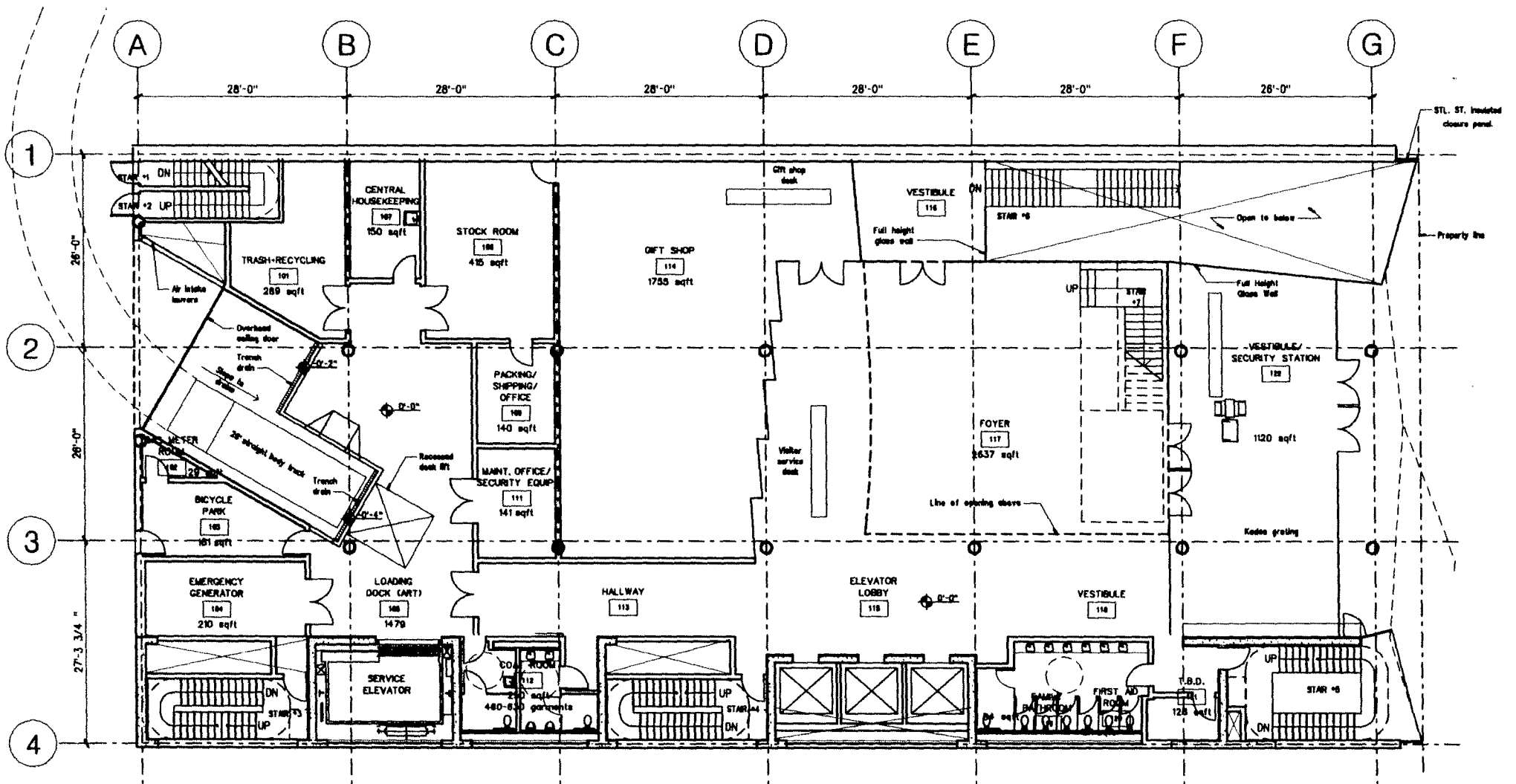
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LOWER LEVEL PLAN | FIGURE 2



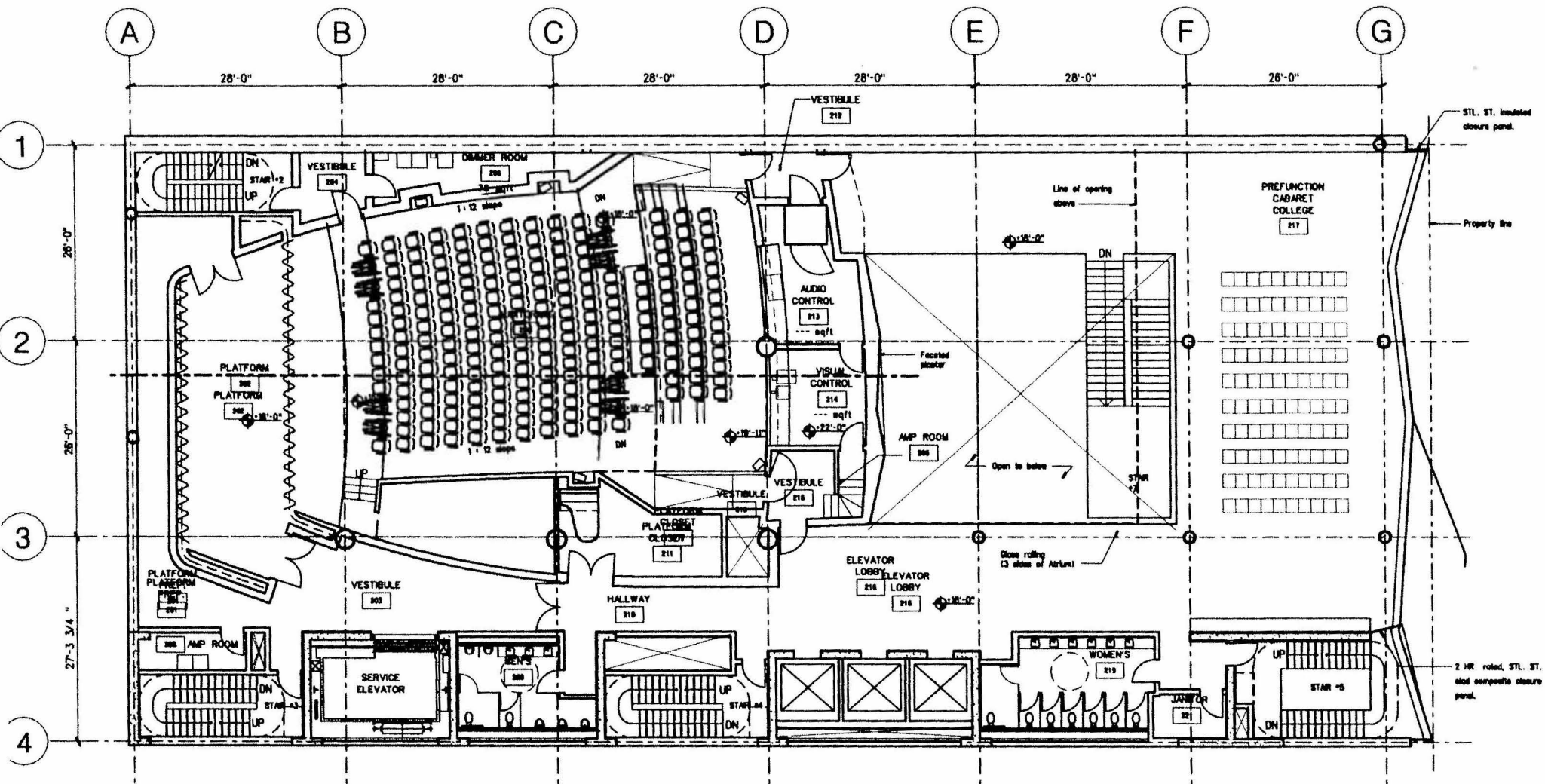
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FIRST FLOOR PLAN | FIGURE 3

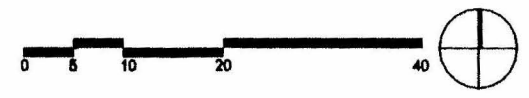


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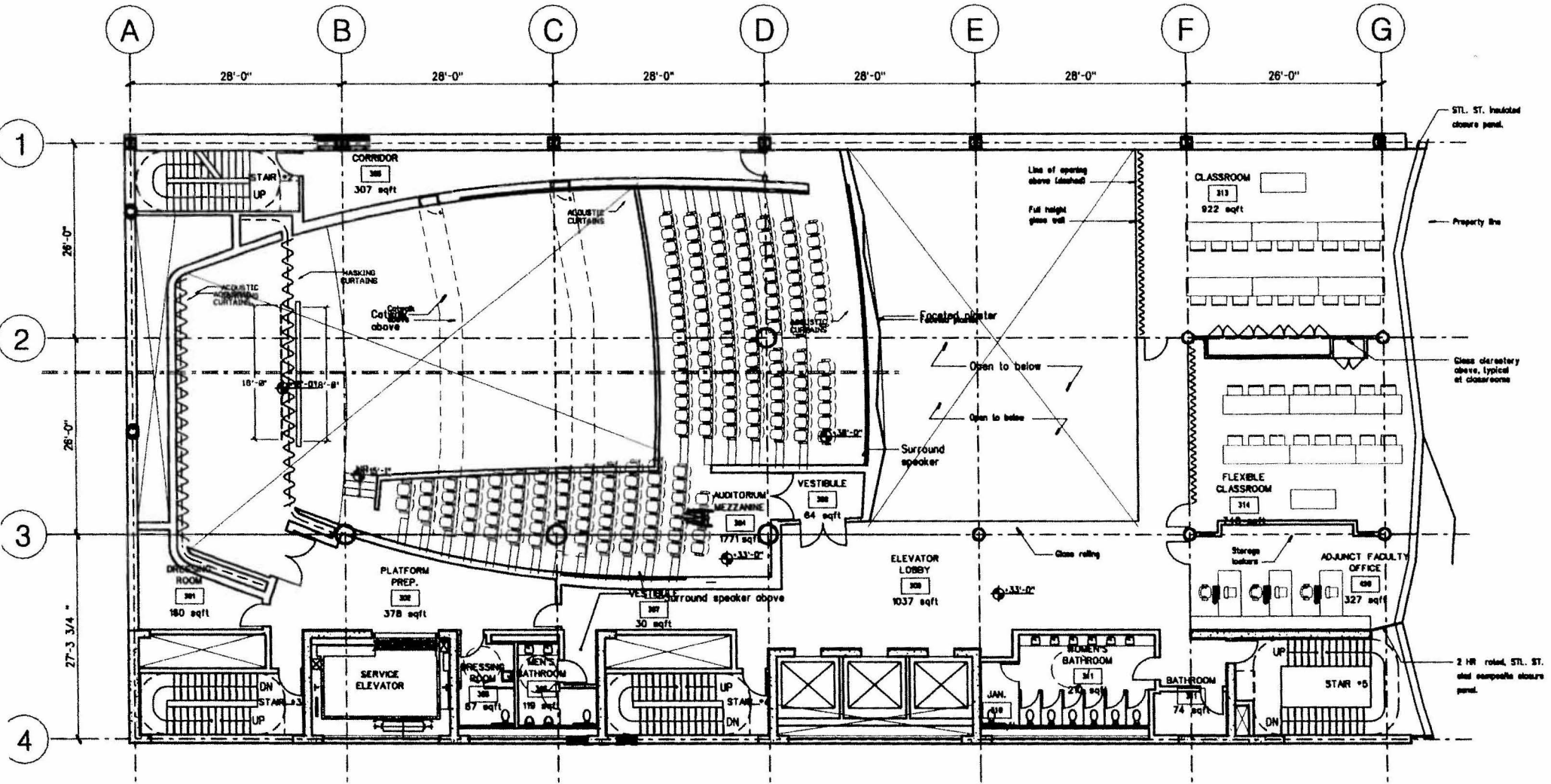
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SECOND FLOOR PLAN | FIGURE 4

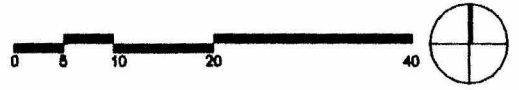


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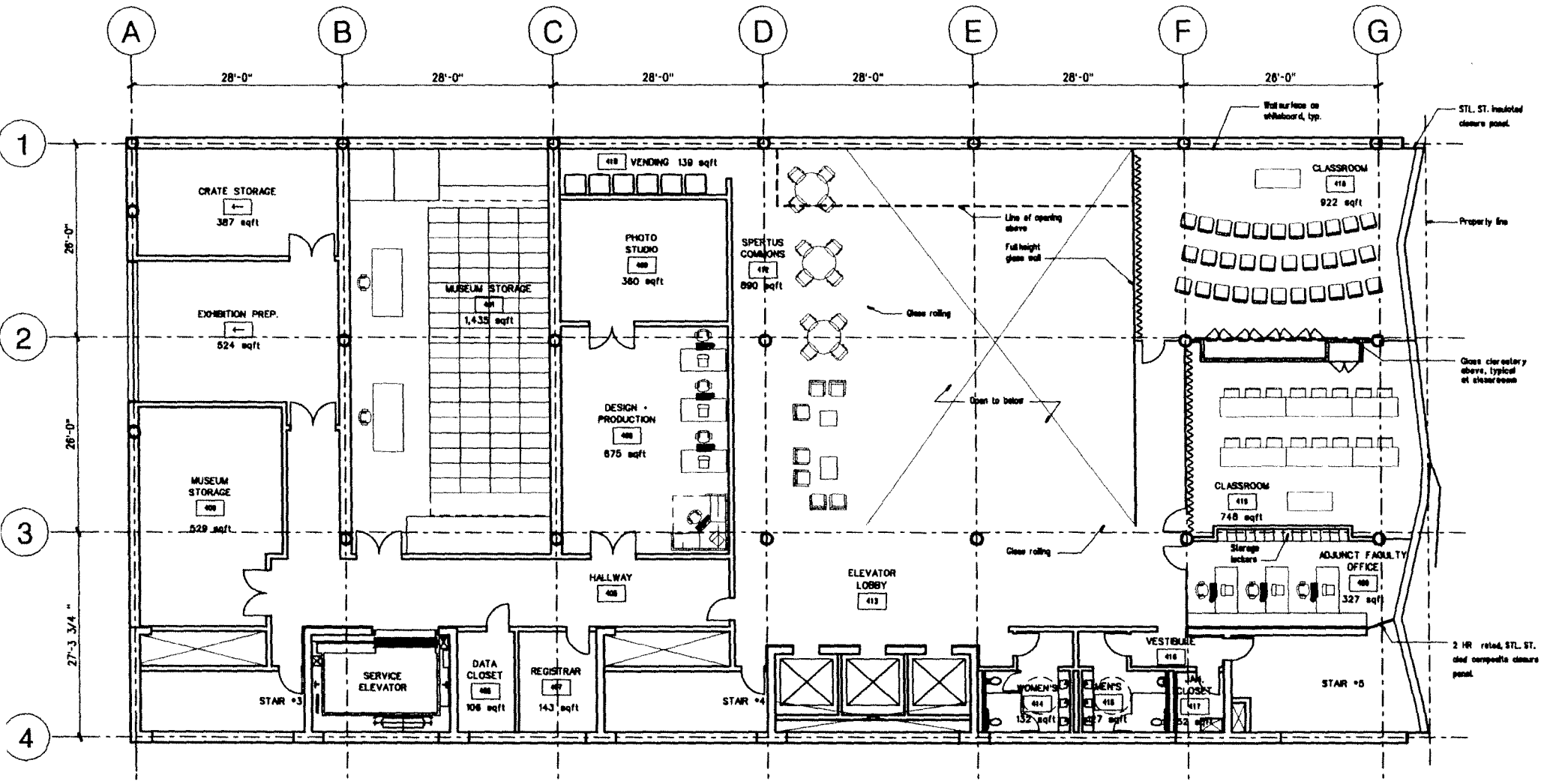
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THIRD FLOOR PLAN | FIGURE 5



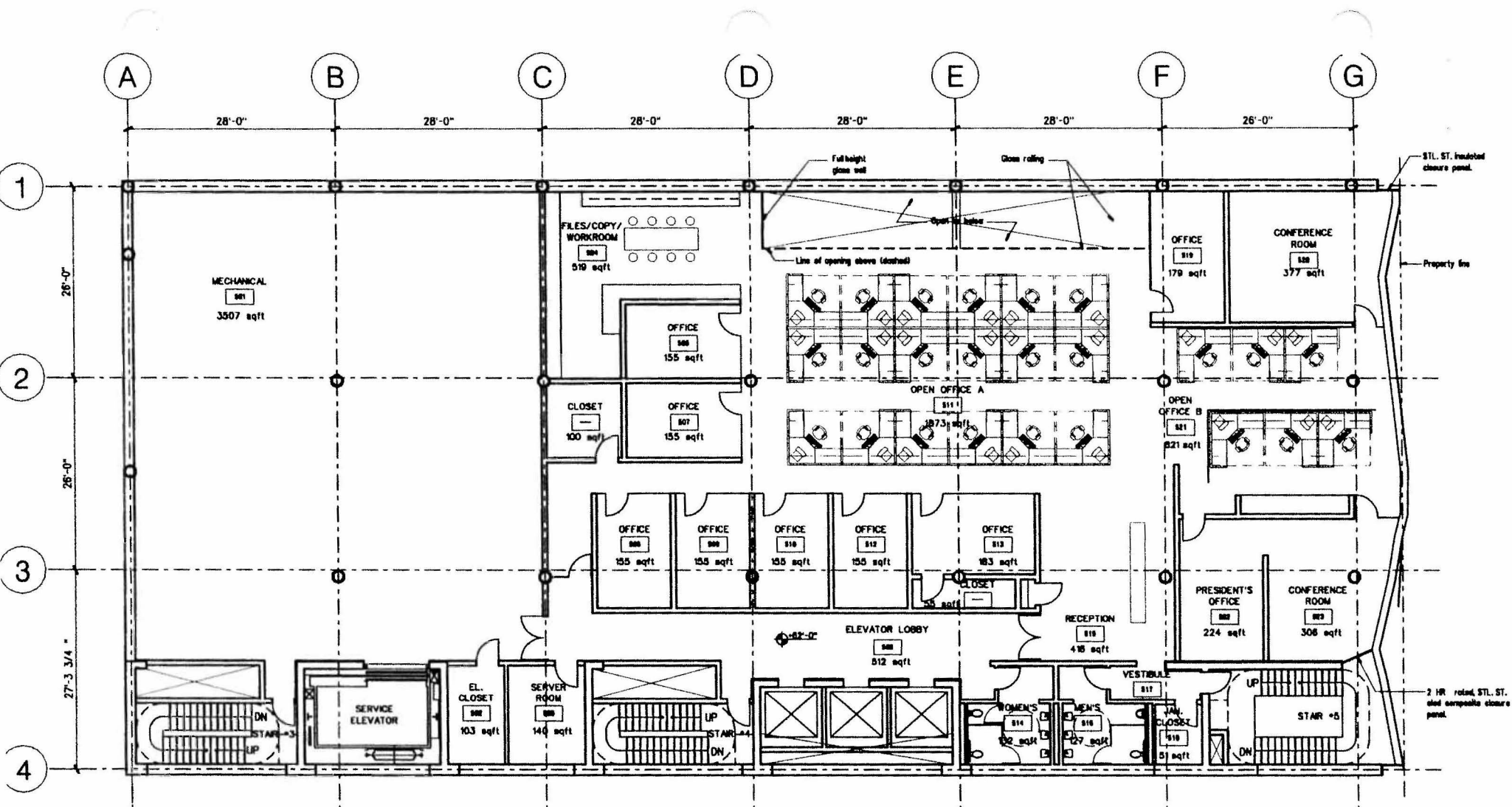
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FOURTH FLOOR PLAN | FIGURE 6

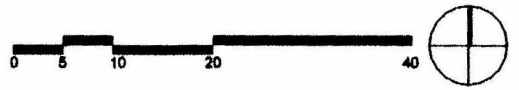


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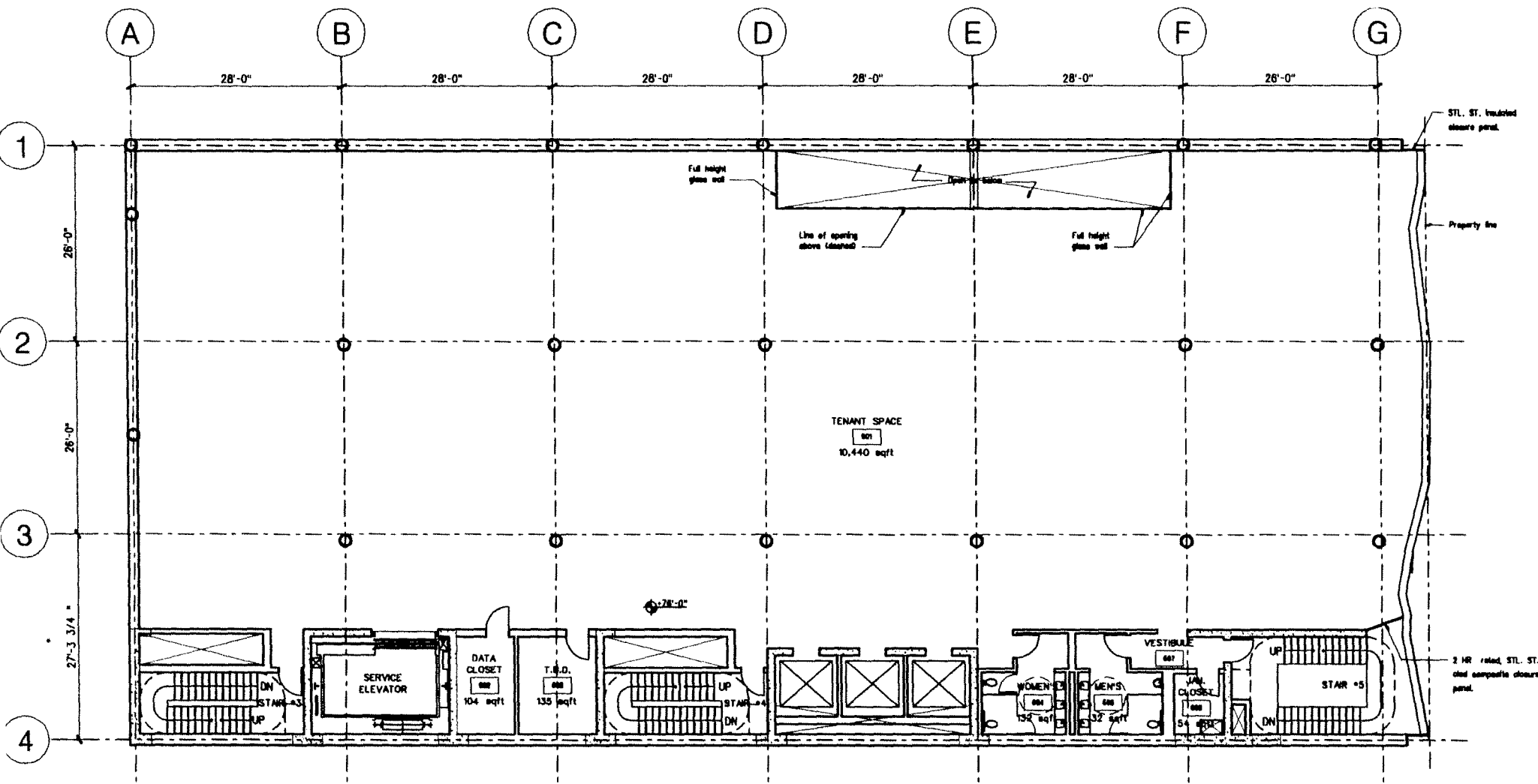
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FIFTH FLOOR PLAN | FIGURE 7

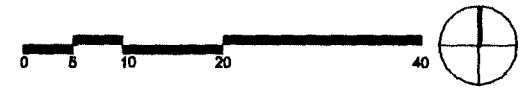


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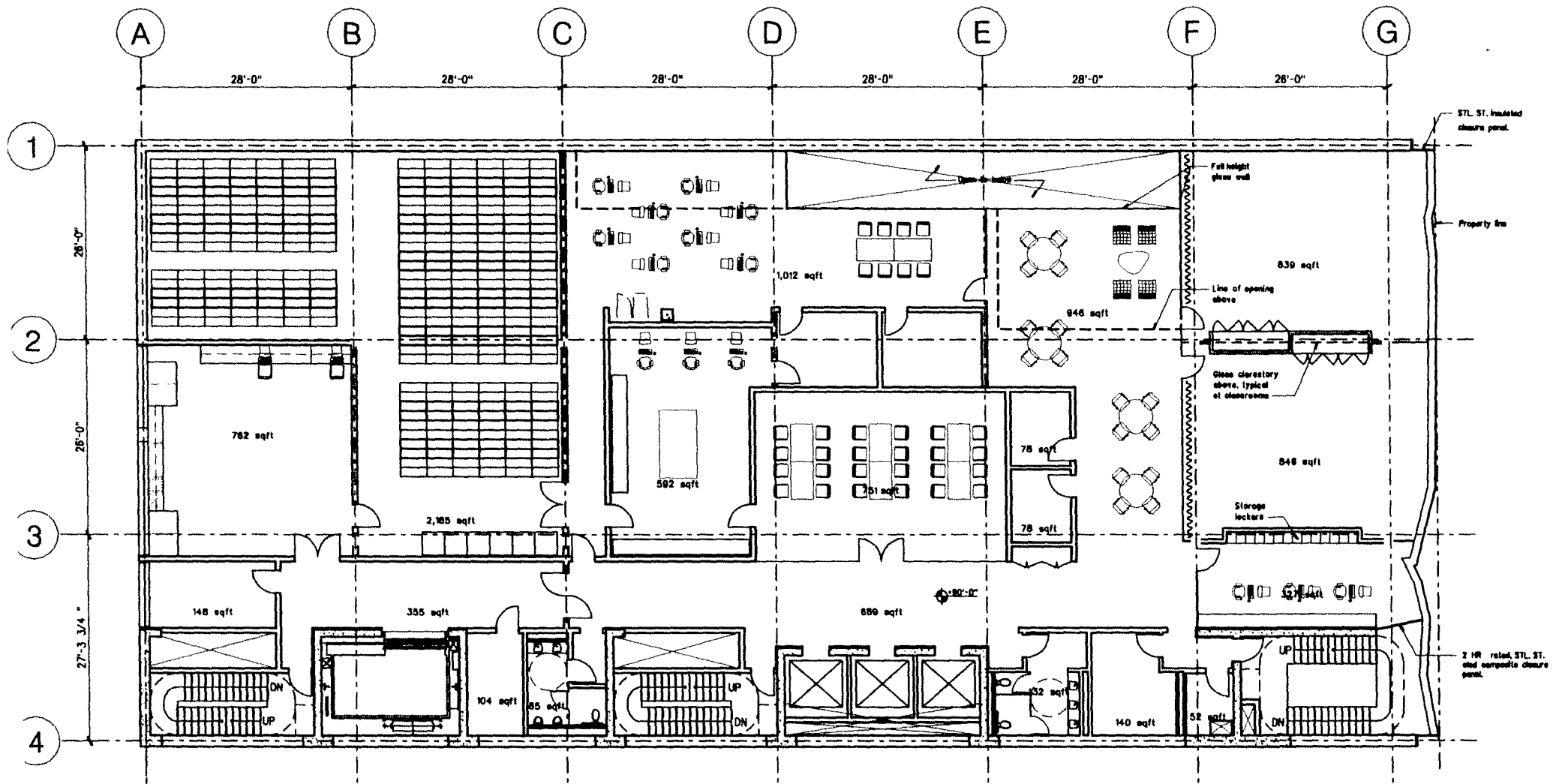
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SIXTH FLOOR PLAN | FIGURE 2



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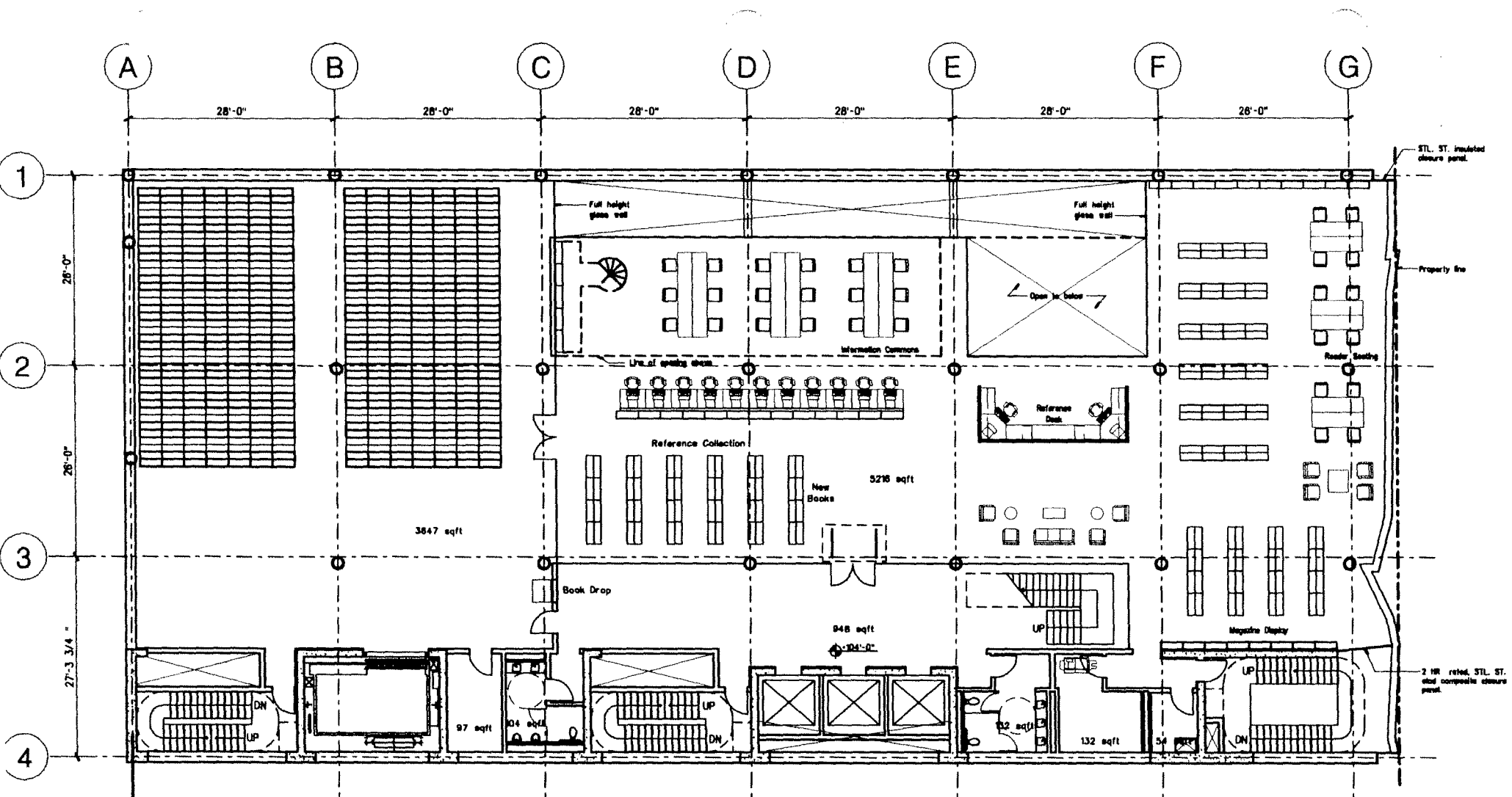
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SEVENTH FLOOR PLAN | FIGURE 9



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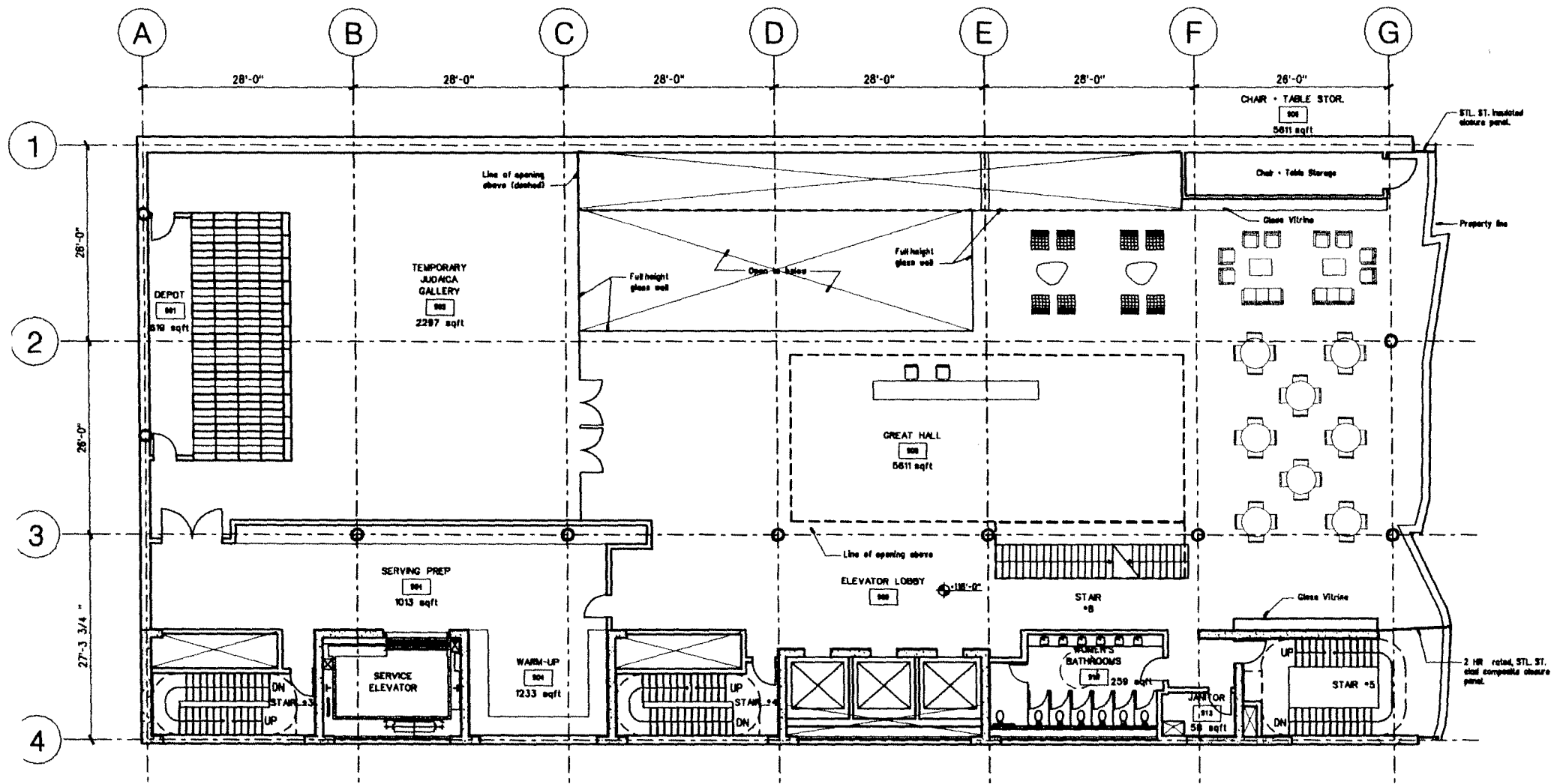
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EIGHTH FLOOR PLAN | FIGURE 10



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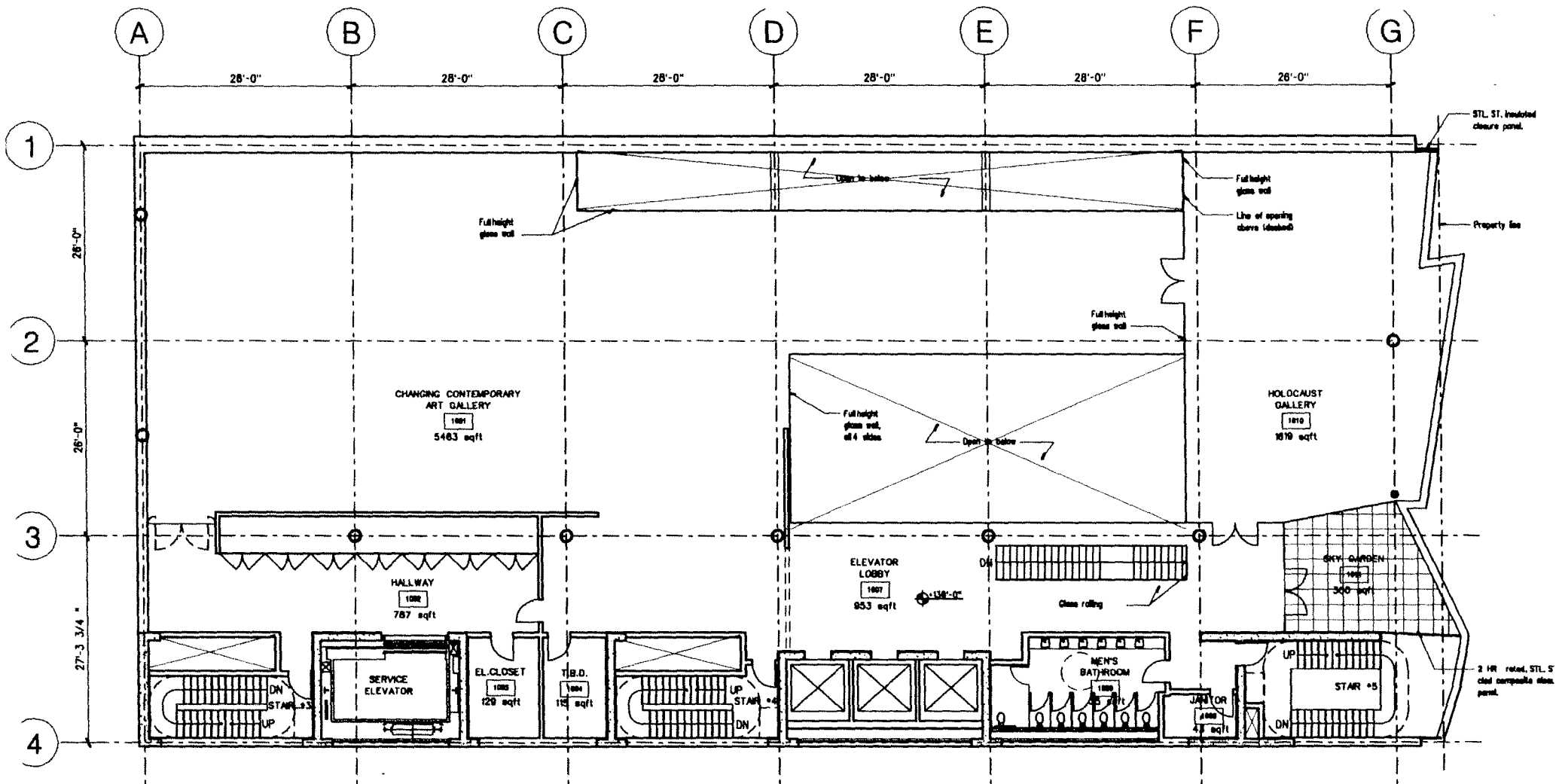
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NINTH FLOOR PLAN | FIGURE 11

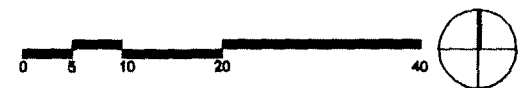


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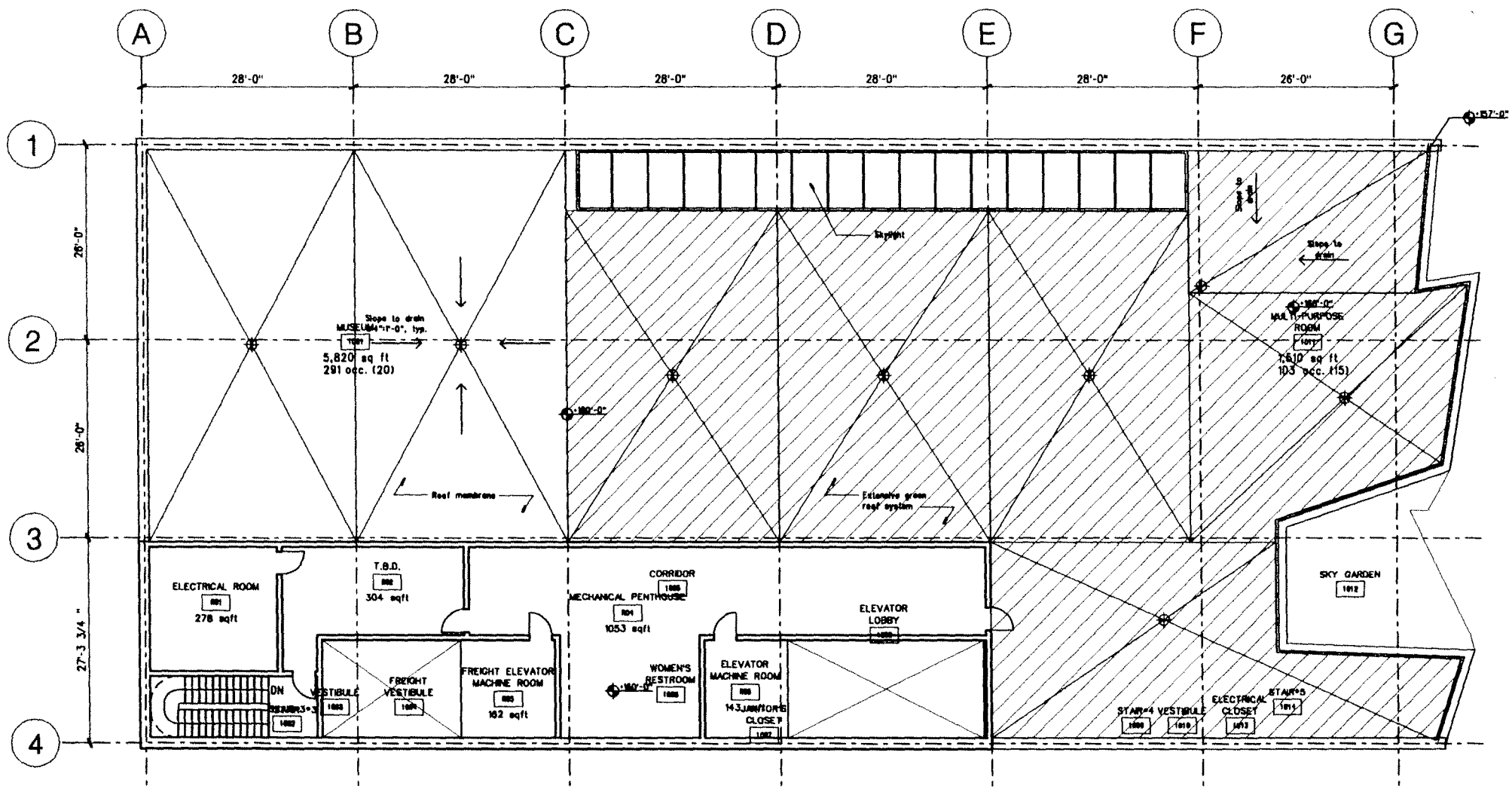
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TENTH FLOOR PLAN | FIGURE 12



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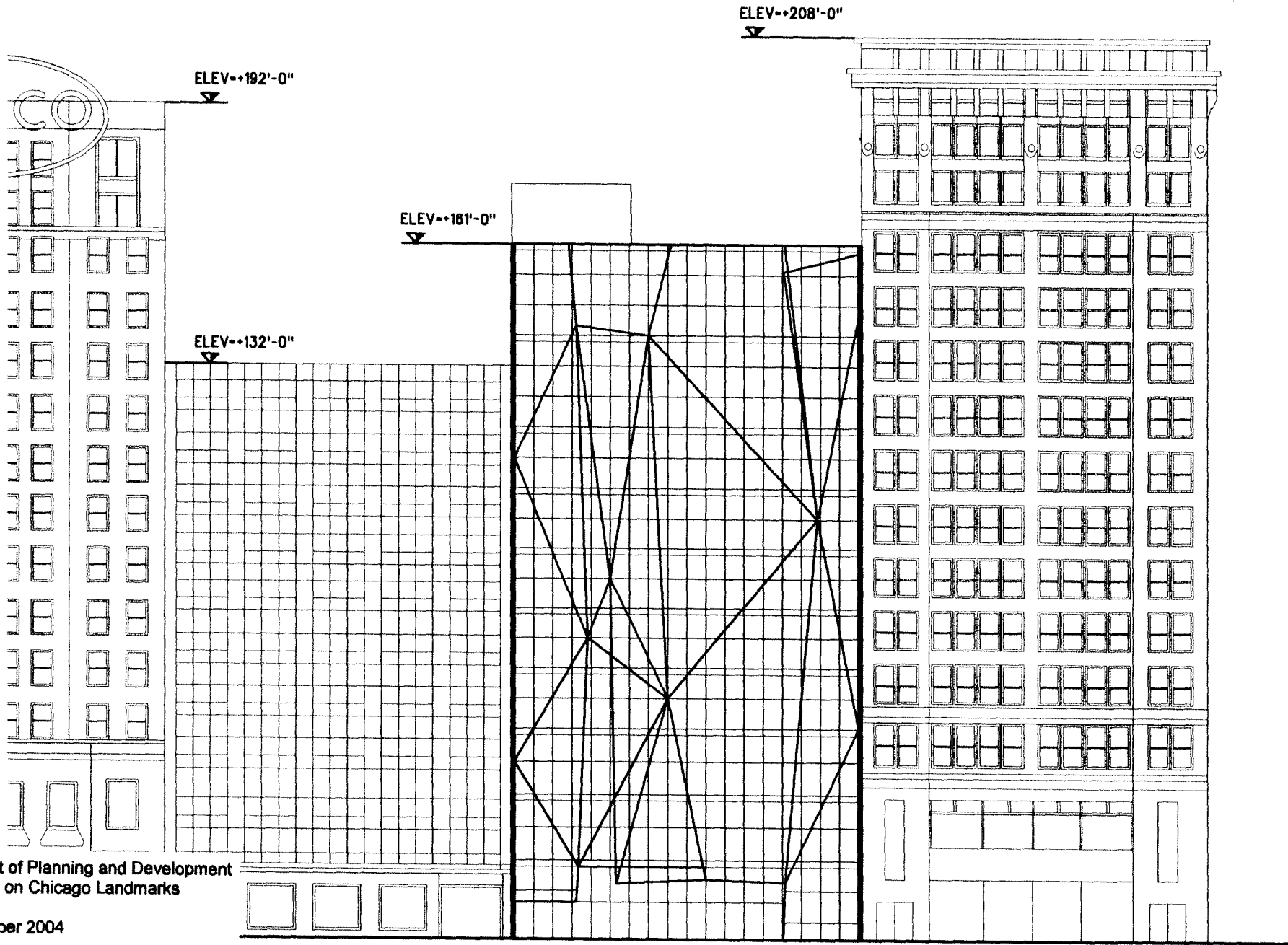
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ROOF FLOOR PLAN | FIGURE 13

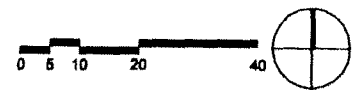


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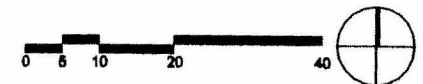
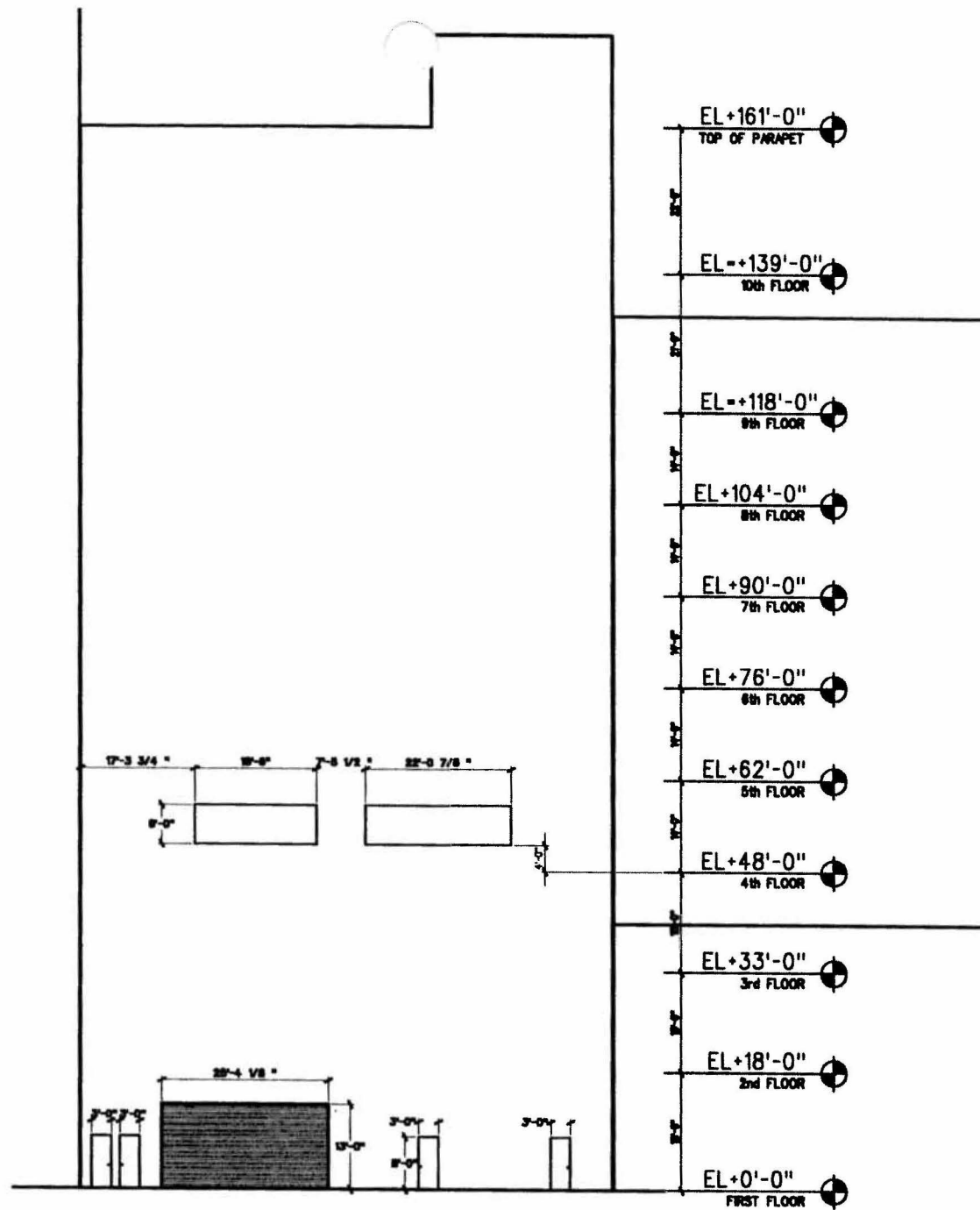
FRONT ELEVATION | FIGURE 1A

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REAR ELEVATION

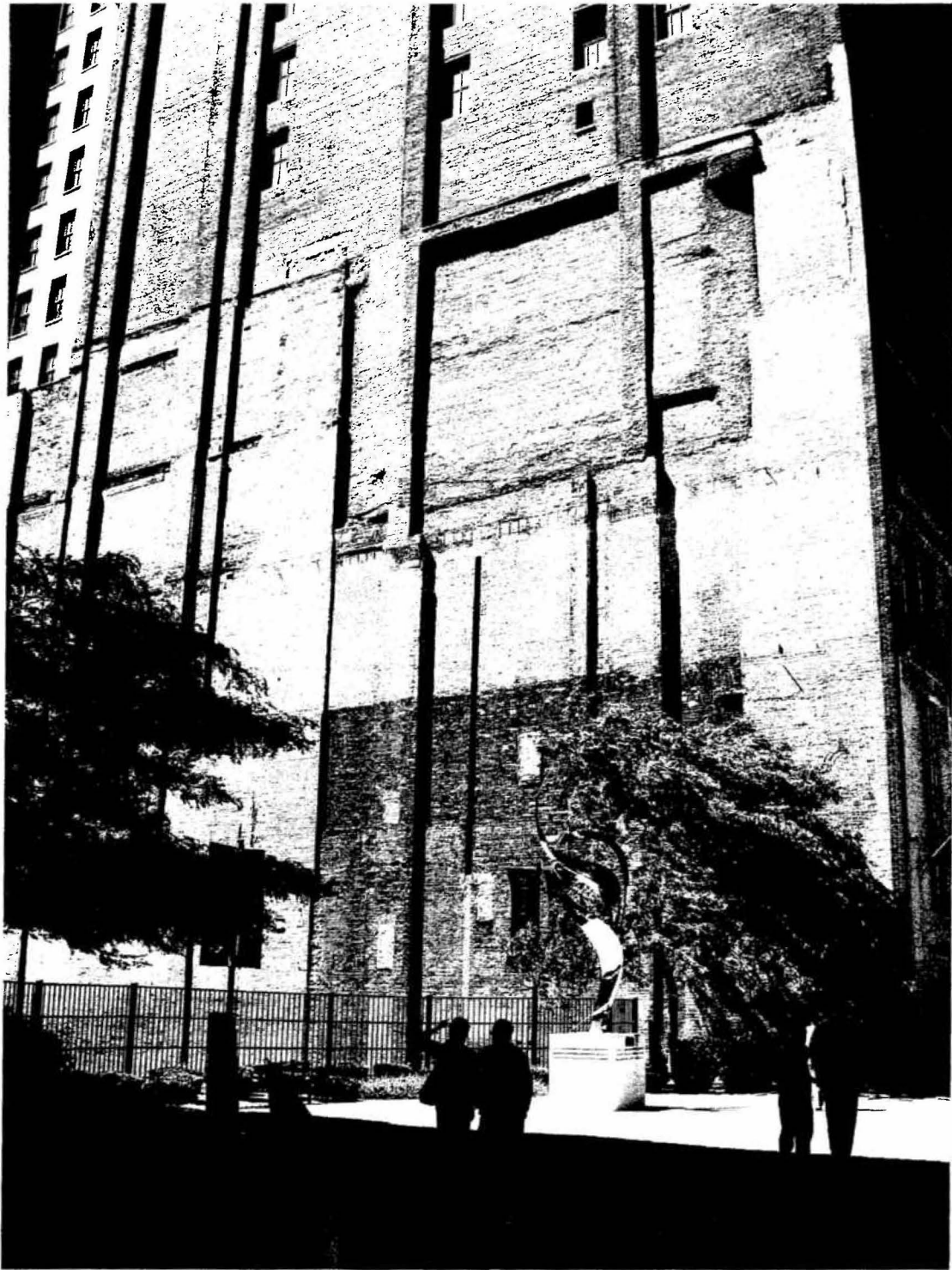
FIGURE 15



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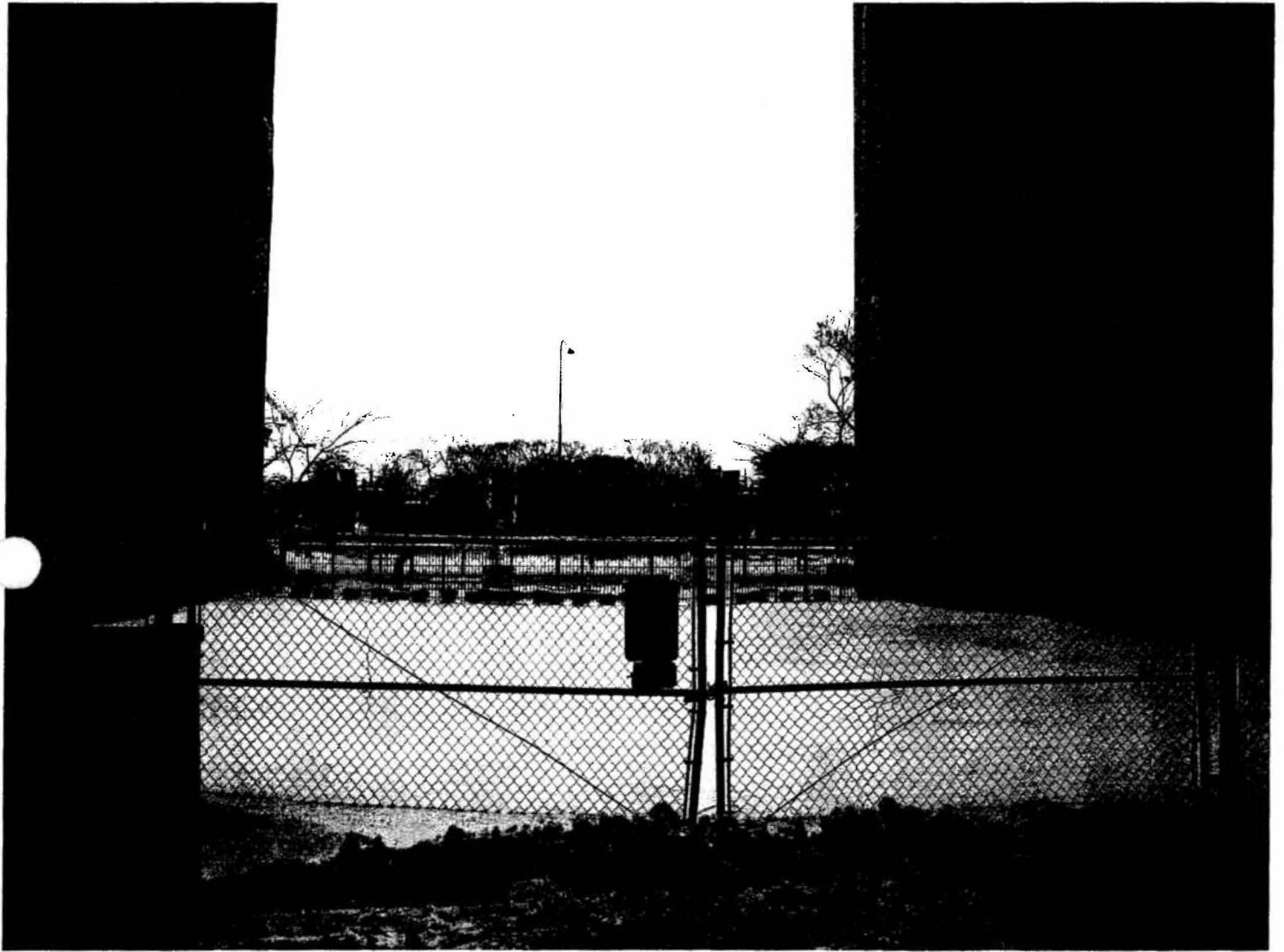
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1. Article Addressed to: Federation of Women Contractors 5650 S Archer Ave Chicago IL 60638 ATTN: Beth Della	<p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>	
2. Article Number (Transfer from service label) 7004116000751030571	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: _____</p>	
PS Form 3811, August 2001	Domestic Return Receipt	102995-02-11-1540
<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>		
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
1. Article Addressed to: Hispanic American Construction Industry Association 901 W. Jackson St. Suite 205 Chicago, IL 60607 ATTN: Rafael Hernandez	<p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>	
2. Article Number (Transfer from service label) 7004116000751030588	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: _____</p>	
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1. Article Addressed to: Mexican American Chamber of Commerce 33 N. LaSalle St. Suite 1720 Chicago IL 60602 ATTN: Juan Ochoa	<p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>	
2. Article Number (Transfer from service label) 7004116000751030595	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: _____</p>	
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<p>1. Article Addressed to: Association of Asian Construction Enterprises 333 N. Ogden Ave CHICAGO, IL 60607</p> <p>Att: Perry Natchchi</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
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<p>PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540</p>		

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<p>1. Article Addressed to: African American Contractors Association 3706 S. Indiana 1st Floor Chicago, IL 60653</p> <p>Att: Omar Shareef / Crystal Dean</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
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<p>1. Article Addressed to: Black Contractors United 406 W. 76th Street Chicago, IL 60620</p> <p>Att: Edward T. McKinnie</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
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