

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 12<sup>th</sup> Day of September 2006 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 12<sup>th</sup> Day of September 2006**

A handwritten signature in cursive script that reads "Jennifer Rampke". The signature is written in black ink and is positioned above a horizontal line.

**EXECUTIVE SECRETARY  
Jennifer Rampke**

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

**RESOLUTION NO. 06-CDC-75**

**AUTHORIZATION TO NEGOTIATE A  
REDEVELOPMENT AGREEMENT WITH CENTERPOINT PROPERTIES TRUST**

**AND  
RECOMMENDATION TO  
THE CITY COUNCIL OF THE CITY OF CHICAGO  
FOR THE DESIGNATION OF CENTERPOINT PROPERTIES TRUST  
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 99-CDC-257 and pursuant to the Act, enacted three ordinances on February 16, 2000 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Peterson Pulaski 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**, CenterPoint Properties Trust (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 redevelopment of 4201 W. Victoria (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

*September 12, 2006*

Attachment: Exhibit A, Street Boundary Description

**EXHIBIT A**

Street Boundary Description of the  
Peterson Pulaski Tax Increment Financing  
Redevelopment Project Area

The Area is generally bounded by Devon Avenue on the north, Harding on the east, Bryn Mawr on the south, and Lowell on the west.

City of Chicago  
Department of Planning and Development

STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REQUESTING DEVELOPER DESIGNATION  
September 12, 2006

**I. PROJECT IDENTIFICATION AND OVERVIEW**

|                             |   |
|-----------------------------|---|
| Project Name:               | Beltone Building Rehabilitation   |
| Applicant Name:             | CenterPoint Properties Trust  |
| Project Address:            | 4201 W. Victoria  |
| Ward and Alderman:          | 39 <sup>th</sup> Ward, Alderman Margaret Laurino                          |
| Community Area:             | North Park  |
| Redevelopment Project Area: | Peterson Pulaski TIF Redevelopment Area                                   |
| Requested Action:           | TIF Developer Designation   |
| Proposed Project:           | Rehabilitation of an existing industrial building into multi tenant space |
| TIF Assistance:             | \$1,000,000   |

**II. PROPERTY DESCRIPTION**

|                     |                                       |
|---------------------|---------------------------------------|
| Address:            | 4201 W. Victoria                      |
| Location:           | southeast Corner of Trip and Victoria |
| Tax Parcel Numbers: | 13-03-405-037                         |
| Land Area:          | 240,638 square feet                   |
| Building Area:      | 129,613 square feet                   |

Current Use: GN Hearing Care/Beltone occupies 36,932 square feet of the 129,613 square foot building. The remainder of the building is vacant.

Current Zoning: M1-1

Proposed Zoning: M1-1

Environmental Condition: The property contains Asbestos which will be removed prior to interior demolition and renovation.

### **III. BACKGROUND**

The subject property is a 129,613 square foot industrial building with 14' ceilings, four interior docks, and 264 parking spaces. The property was owned and occupied by GN Hearing Care/Beltone; a manufacturer of hearing aids. Beltone had their headquarters as well as their manufacturing at this site since the 1960's.

CenterPoint Properties Trust Purchased the property in December 2005. CenterPoint negotiated with Beltone to retain Beltone's manufacturing at this site. Beltone is occupying 36,932 square feet. The lease between CenterPoint Properties and Beltone requires CenterPoint Properties Trust to make improvements to their tenant's space. Beltone moved their headquarters to Glenview in 1995.

The Beltone Building is antiquated and needs a significant amount of improvements to make it marketable to modern industrial and service business users.

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

#### **Development Entity:**

CenterPoint Properties Trust is a Maryland corporation. The California Public Employees' Retirement System, also known as CalPERS, owns substantially all of CenterPoint Properties Trust through several intermediate limited liability companies.

CenterPoint is the largest owner and developer of industrial real estate in Metropolitan Chicago with 23 business parks and more than 36 million square feet of space. CenterPoint has developed projects such as the Chicago Manufacturing Campus for Ford Motor Company suppliers, the International Produce Market at South Damen and West Blue Island and the California Business Park at South California and West Roosevelt.

## **V. PROPOSED PROJECT**

### **Project Overview:**

CenterPoint Properties is proposing to rehabilitate the existing industrial property located at 4201 W. Victoria; the Beltone Building. Previously the building serviced one user. CenterPoint proposes to divide the space into five tenant spaces containing between 14,481 - 36,507 square feet. The cost of rehabilitation is \$3,671,275.

The renovation will include interior wide demolition, resurfacing the parking lot, roof repairs, HVAC replacements and repairs, fire protection, exterior improvements, adding new entrances to make the facility a multi-tenant facility, construction of one new loading dock and renovating existing loading docks, separating electrical and plumbing systems, building-out new office for units, landscaping and environmental remediation. In addition the CenterPoint agrees to install a 15,604 square foot green roof which is 12% of the net roof area.

CenterPoint Properties has negotiated with Beltone, the previous owner occupant, to lease 36,507 square feet for manufacturing. The lease is contingent upon CenterPoint Properties rehabilitating their space. The cost of these tenant improvements is \$597,000.

CenterPoint Properties Trust will market the remaining 87,000 square foot for lease. A site plan, floor plans and elevation are provided as exhibits to this report.

### **Environmental Features:**

15,604 square feet ( 12%) of the total roof area will contain an extensive green roof.

## **VI. FINANCIAL STRUCTURE**

The Developer will fund the project entirely through equity. The City, through the Department of Planning and Development (DPD) intends to reimburse the Developer for TIF-eligible costs up to a maximum of \$1,000,000. CenterPoint Properties has negotiated a 4-year lease with Beltone, the previous owner-occupant, to lease 36,507 square feet for manufacturing. The remaining 87,000 square feet for lease will be marketed by CenterPoint.

The TIF reimbursement will be disbursed on a "pay-as-you-go" basis. There will be five payments of equal size, the first made upon issuance of the Certificate of Completion, the second made the following February 1 (anticipated to be 2008) and the subsequent three payments made annually on February 1. The Developer has also applied for a 6b classification for the building rehabilitation. The net present value, at 8%, of the estimated tax savings of the 6b classification is \$657,894.92.. The total of TIF assistance and 6b classification savings represents 21% of the total project cost. The TIF payments will be made from existing increment in the

Peterson/Pulaski TIF. The building is in need of extensive, costly rehabilitation in order to make it attractive to industrial tenants. TIF assistance is being requested to compensate for the high cost of the rehabilitation and the City is also supporting the Developer's application for the 6b incentive. Both tools are necessary to make this project economically viable.

The following table identifies the sources and uses of funds.

### Sources and Uses of Funds

| <u>Sources</u>                          | <u>Amount</u> | <u>% of total</u>         |
|---|---------------|---------------------------|
| Equity                                  | \$7,746,274   | 100%                      |
| Total Sources                           | \$7,746,274   | 100%                      |
| <u>Uses</u>                             | <u>Amount</u> | <u>\$/sf of Building*</u> |
| Land Acquisition                        | \$4,055,000   | \$31.28 psf               |
| Hard Costs                              |               |                           |
| Rehabilitation                          | \$1,887,600   |                           |
| Demolition/Site Preparation             | 335,000       |                           |
| Environmental Remediation               | 250,000       |                           |
| Parking Area/Private Street             | 70,000        |                           |
| On-Site Improvement/Landscaping         | 25,000        |                           |
| General Conditions                      | 74,613        |                           |
| General Contractor Overhead/Profit      | 61,735        |                           |
| Subtotal                                | \$2,703,948   | \$20.86psf                |
| Soft Costs                              |               |                           |
| Environmental Studies                   | \$ 62,000     |                           |
| Construction Period Taxes/Insurance     | 185,957       |                           |
| Professional Fees                       | 89,500        |                           |
| Financing Fees                          | 372,265       |                           |
| Marketing/Leasing Fees & Commissions    | 157,604       |                           |
| Project Contingency                     | 100,000       |                           |
| Other Costs (due diligence)             | <u>20,000</u> |                           |
| Total Soft Costs (12.7% of total costs) | \$987,326     | \$7.62 psf                |
| Total Uses                              | \$7,746,274   | \$59.76 psf               |

\*Gross building area is 129,613 square feet



## **VII. PUBLIC BENEFITS**

**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 contain a 15,604 square foot environmental green roof.

**Permanent Jobs:** The project is estimated to retain 100 jobs and create another 150 permanent jobs. The Mayor's Office for Workforce Development (MOWD) has been informed of the project and work with the developer on job training and placement.

**Construction Jobs:** The project will produce up to 140 short term 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 eight 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 Margaret Laurino endorses the project and has provided a letter of support. The Peterson Pulaski Industrial Council supports the subject resolution.

In August 2005 ULI conducted a technical assistance panel in the Peterson Pulaski Industrial Corridor. At the time the TAP presented their findings and recommendations to the community. The Community is in support of maintaining industrial use and jobs south of Peterson in the Peterson Pulaski Industrial Corridor. (See exhibits for copies of support letters).

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

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

- Support and retention of existing tax base of the Area
- Retention of existing employment base and provision of new employment opportunities in the area
- Improvement of the condition and appearance of properties within the Area
- Elimination of the conditions that may cause the area to become blighted and that qualify the area as a Conservation area.

## **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.

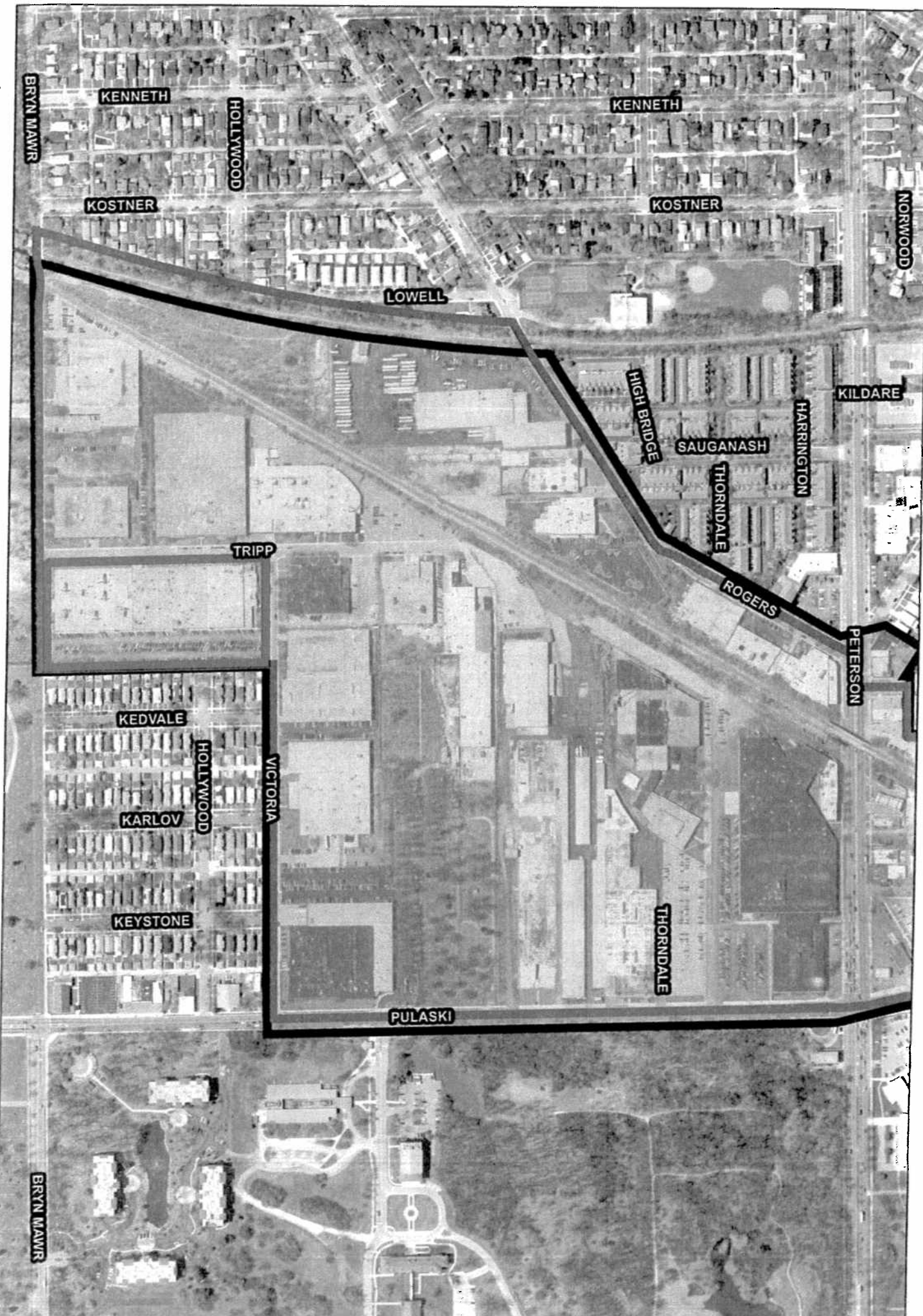
Closing of the redevelopment agreement will not occur before the City Council has approved the agreement, the developer has obtained all necessary City approvals including zoning and building permits, and the developer has presented proof of financing. The redevelopment agreement will include a development 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 CenterPoint Properties Trust as Developer for the redevelopment of Beltone Building located at 4201 W. Victoria.

**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  
Community Letters of Support  
Alderman's Letter of Support



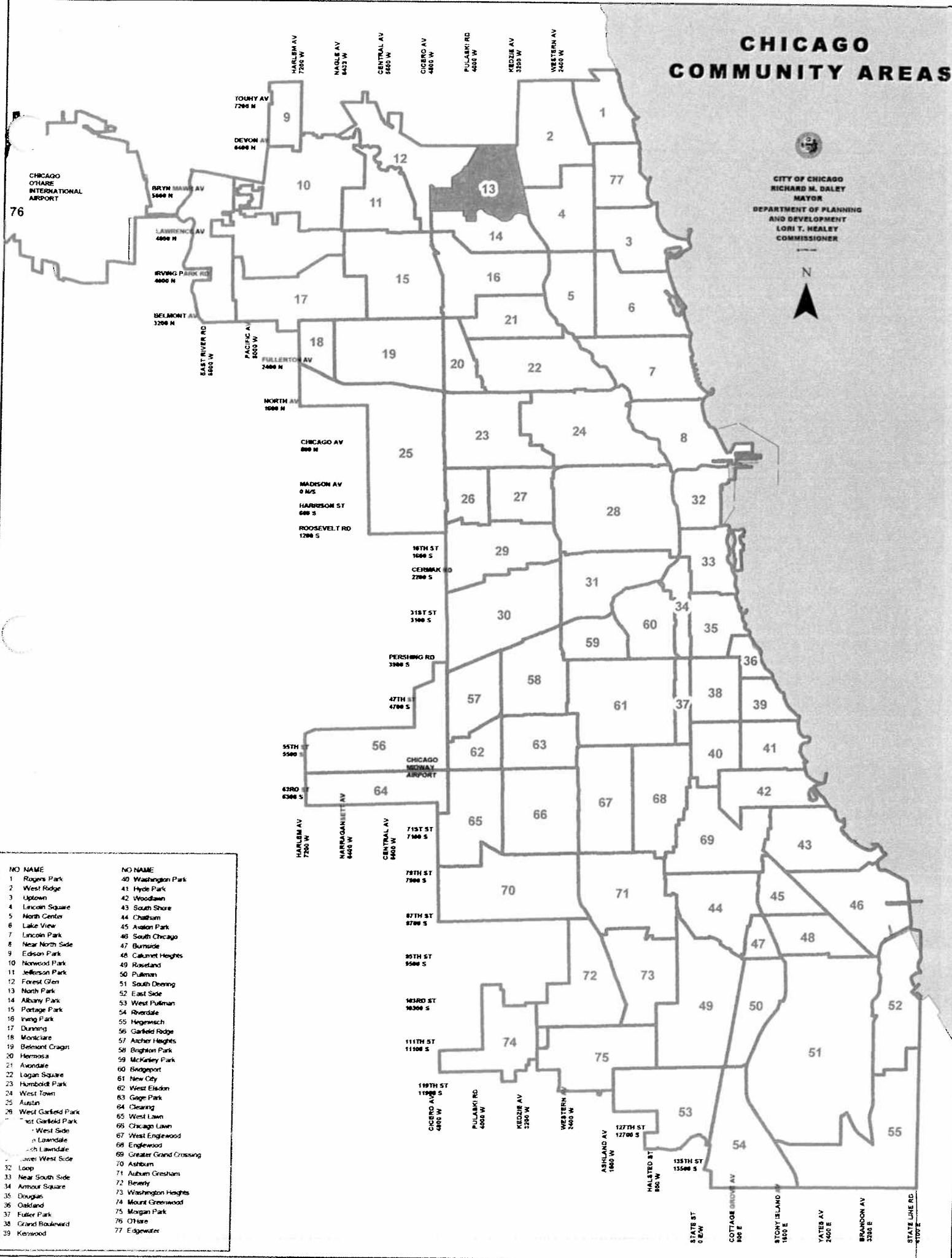
- Legend**
-  Industrial Corridor (Peterson)
  -  Existing TIF (M/Pulaski)
  -  4201 W. Victoria

**Belltone**

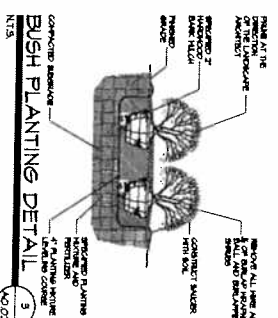
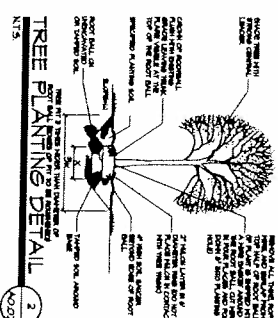
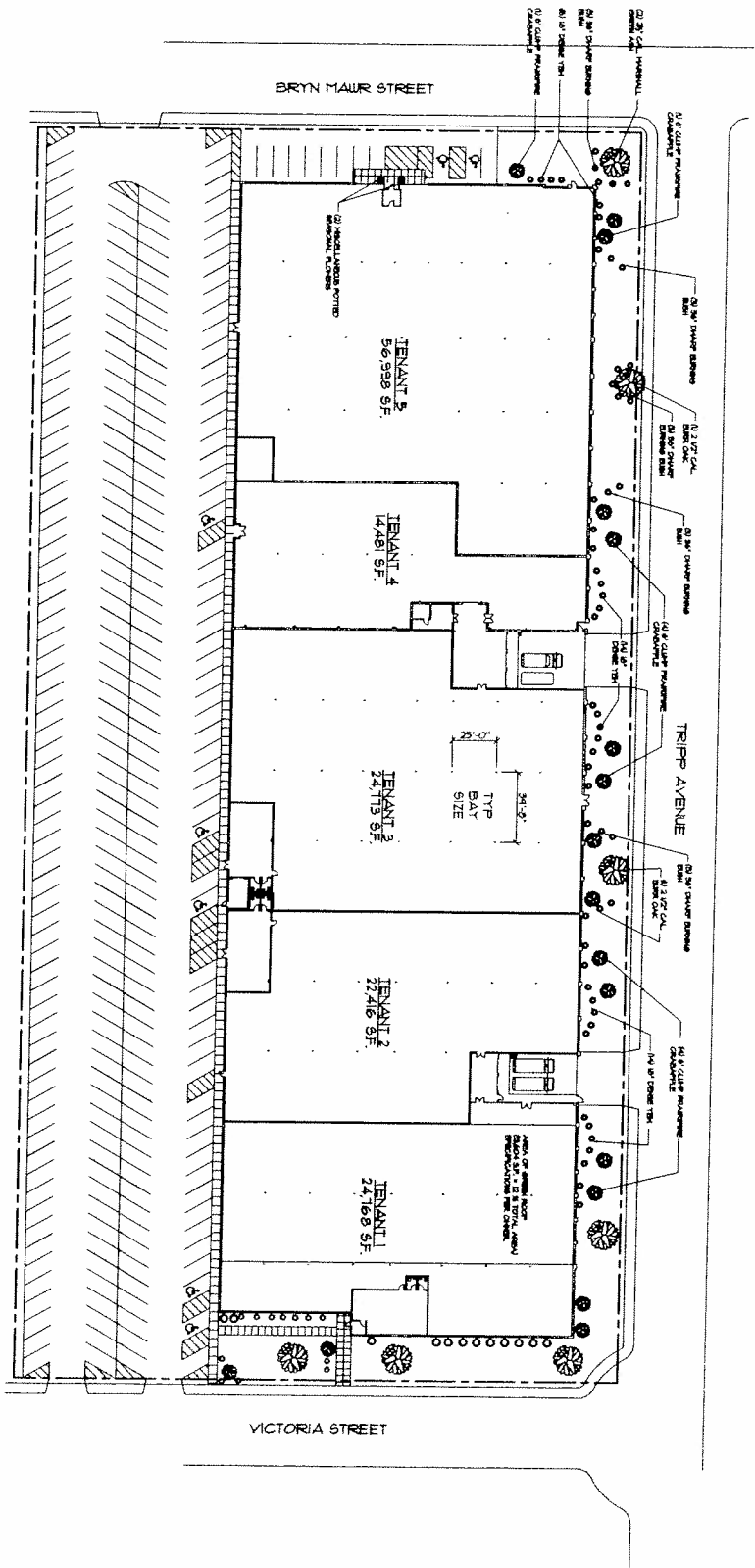
# CHICAGO COMMUNITY AREAS



CITY OF CHICAGO  
 RICHARD M. DALEY  
 MAYOR  
 DEPARTMENT OF PLANNING  
 AND DEVELOPMENT  
 LORI T. HEALEY  
 COMMISSIONER



| NO | NAME               | NO | NAME                   |
|----|--------------------|----|------------------------|
| 1  | Rogers Park        | 40 | Washington Park        |
| 2  | West Ridge         | 41 | Hyde Park              |
| 3  | Uptown             | 42 | Woodlawn               |
| 4  | Lincoln Square     | 43 | South Shore            |
| 5  | North Center       | 44 | Chatham                |
| 6  | Lake View          | 45 | Anson Park             |
| 7  | Lincoln Park       | 46 | South Chicago          |
| 8  | Near North Side    | 47 | Burnside               |
| 9  | Edson Park         | 48 | Calumet Heights        |
| 10 | Northwood Park     | 49 | Roseland               |
| 11 | Jefferson Park     | 50 | Pulman                 |
| 12 | Forest Glen        | 51 | South Deering          |
| 13 | North Park         | 52 | East Side              |
| 14 | Albany Park        | 53 | West Pullman           |
| 15 | Portage Park       | 54 | Riverside              |
| 16 | Iving Park         | 55 | Hegewisch              |
| 17 | Dunning            | 56 | Garfield Ridge         |
| 18 | Montclare          | 57 | Archer Heights         |
| 19 | Belmont Cragin     | 58 | Brighton Park          |
| 20 | Hermosa            | 59 | McKinley Park          |
| 21 | Avondale           | 60 | Bridgeport             |
| 22 | Logan Square       | 61 | New City               |
| 23 | Humboldt Park      | 62 | West Elsdon            |
| 24 | West Town          | 63 | Gage Park              |
| 25 | Austin             | 64 | Clearing               |
| 26 | West Garfield Park | 65 | West Lawn              |
| 27 | West Garfield Park | 66 | Chicago Lawn           |
| 28 | West Side          | 67 | West Englewood         |
| 29 | Lawndale           | 68 | Englewood              |
| 30 | South Lawndale     | 69 | Greater Grand Crossing |
| 31 | West Side          | 70 | Ashburn                |
| 32 | Loop               | 71 | Auburn Gresham         |
| 33 | Near South Side    | 72 | Beverly                |
| 34 | Armour Square      | 73 | Washington Heights     |
| 35 | Douglas            | 74 | Mount Greenwood        |
| 36 | Oakland            | 75 | Morgan Park            |
| 37 | Fulton Park        | 76 | O'Hare                 |
| 38 | Grand Boulevard    | 77 | Edgewater              |
| 39 | Keywood            |    |                        |



**PLANTING SCHEDULE**

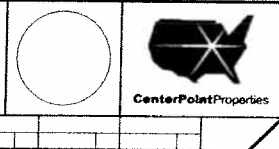
| SYMBOL | DESCRIPTION     | QUANTITY | SIZE   | NOTES |
|--------|-----------------|----------|--------|-------|
| T1     | SPRING PLANTING | 1        | 36\"/> |       |

**GENERAL NOTES:**  
 1. TREE TYPES SHOULD BE SPECIFIED BY THE ARCHITECT.  
 2. TREE TYPES SHOULD BE SPECIFIED BY THE ARCHITECT.  
 3. TREE TYPES SHOULD BE SPECIFIED BY THE ARCHITECT.

**PROJECT TITLE:** 4201 W. VICTORIA STREET  
**OWNER:** CENTERPOINT PROPERTIES  
**DATE:** 10/09

**PROJECT NO:** A0.02

**4201 W. VICTORIA STREET**  
 CHICAGO, IL 60646  
 CENTERPOINT PROPERTIES



**designhaus inc.**  
 architecture  
 1029 4th grove town center, 4th grove village, Minnetonka, MN 55369  
 P: 847.983.5610 F: 847.983.5612 www.designhaus.com

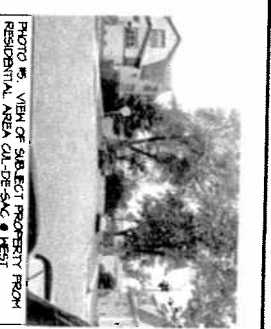
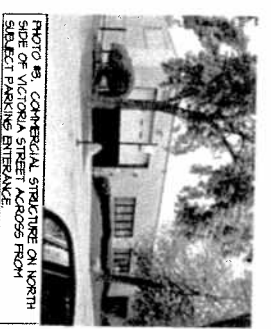
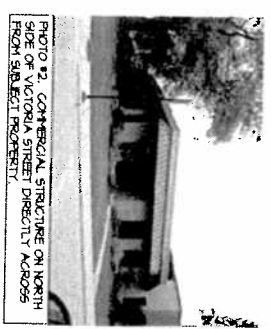
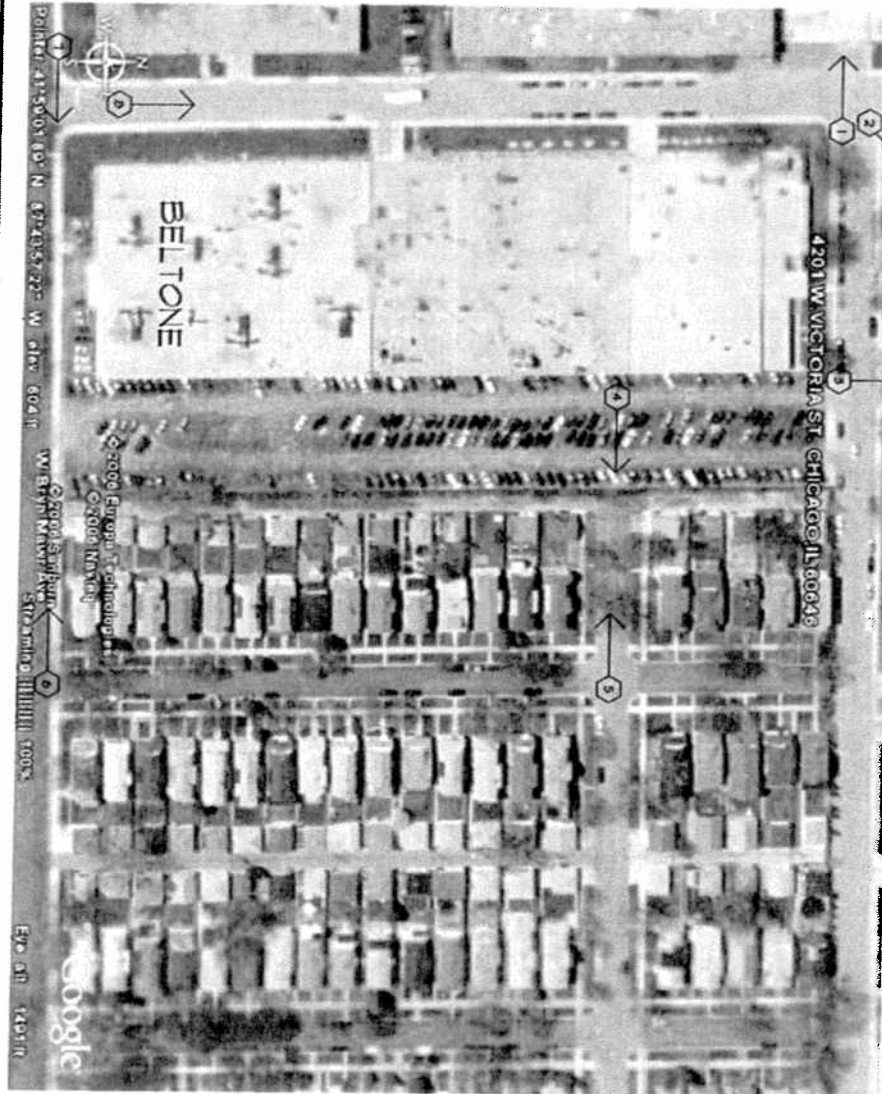


PHOTO 1. COMMERCIAL STRUCTURE WEST OF SUBJECT @ INTERSECTION OF VICTORIA STREET AND NORTH TRIPP AVENUE.

PHOTO 2. COMMERCIAL STRUCTURE ON NORTH SIDE OF VICTORIA STREET, DIRECTLY ACROSS FROM SUBJECT PROPERTY.

PHOTO 3. COMMERCIAL STRUCTURE ON NORTH SIDE OF VICTORIA STREET ACROSS FROM SUBJECT PARKING ENTRANCE.

PHOTO 4. TYPICAL VIEW OF RESIDENTIAL AREA TO THE EAST OF SUBJECT PROPERTY ACROSS EXISTING PARKING LOT.

PHOTO 5. VIEW OF SUBJECT PROPERTY FROM RESIDENTIAL AREA AT DE-SAC & WEST BOULEVARD STREET & NORTH KEDVALE AVENUE.

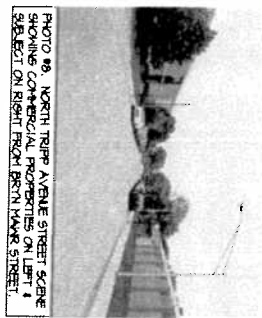


PHOTO 6. NORTH TRIPP AVENUE STREET SCENE SHOWING COMMERCIAL PROPERTY WEST OF SUBJECT ON RIGHT FROM BRONN MAAR STREET.

PHOTO 7. COMMERCIAL PROPERTY AND SUBJECT VIEWED FROM SOUTH SIDE OF BRONN MAAR STREET JUST WEST OF NORTH TRIPP AVENUE.

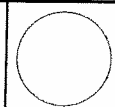
PHOTO 8. VIEW OF SUBJECT AND COMMERCIAL PROPERTY LOCATED ON INTERSECTION OF NORTH TRIPP AVENUE AND WEST BRONN MAAR AVENUE.

|               |                         |
|---------------|-------------------------|
| PROJECT TITLE | 4201 W. VICTORIA STREET |
| CLIENT        | CENTERPOINT PROPERTIES  |
| DATE          | NOVEMBER 2011           |
| PROJECT NO.   | 100                     |
| DESIGNER      | DESIGNHAUS ARCHITECTURE |
| SCALE         | AS SHOWN                |

**A0.01**

**4201 W. VICTORIA STREET**  
CHICAGO, IL 60646

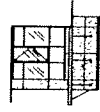
CENTERPOINT PROPERTIES



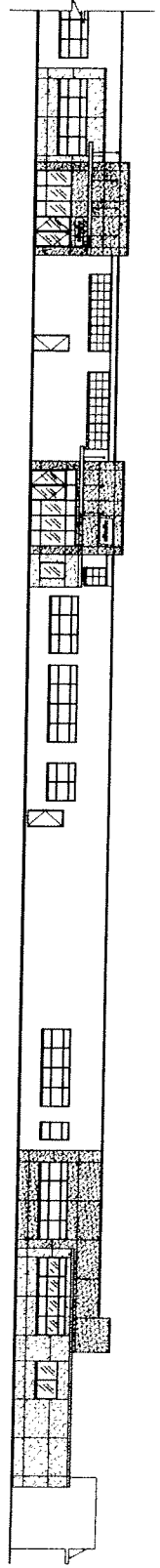
**designhaus**  
architecture

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |

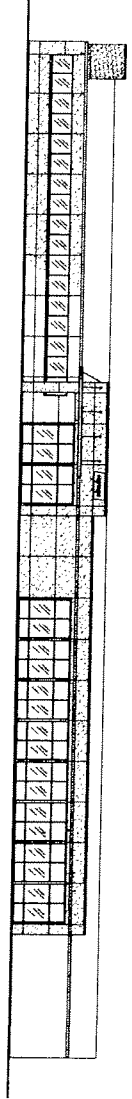
1426 W. Grove Lane Center Point, Chicago, Illinois 60607  
P: 847.863.8910 F: 847.863.8912 www.designhaus.com



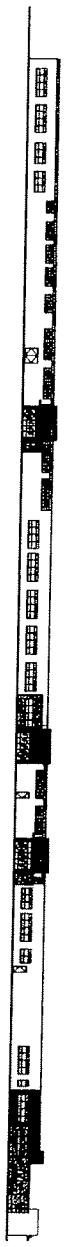
PARTIAL EAST ELEVATION 1  
SCALE: 3/32" = 1'-0"



NORTH ELEVATION 2  
SCALE: 3/32" = 1'-0"



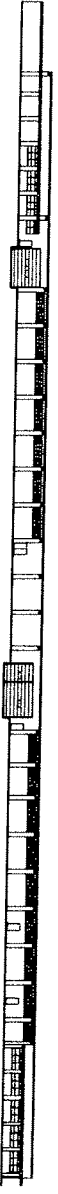
PARTIAL EAST ELEVATION 3  
SCALE: 3/32" = 1'-0"



EAST ELEVATION 4  
SCALE: 1" = 30'-0"



SOUTH ELEVATION 5  
SCALE: 1" = 30'-0"

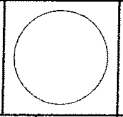


WEST ELEVATION 6  
SCALE: 1" = 30'-0"

|               |             |
|---------------|-------------|
| PROJECT NO.   | DATE        |
| PROJECT TITLE | DESCRIPTION |
| DRAWN BY      | CHECKED BY  |
| DATE          | DATE        |

A0.03

4201 W. VICTORIA STREET  
CHICAGO, IL 60646  
CENTERPOINT PROPERTIES



designhaus<sup>inc</sup>  
architecture

1028 all grove town center all grove village, Illinois 60647  
P: 847.983.2810 F: 847.983.2812 www.dhnaarch.com





## CenterPoint Properties

---

1808 Swift Drive  
Oak Brook, Illinois 60523-1501  
630.586.8000 telephone  
630.586.8010 facsimile  
www.CenterPoint-Prop.com

August 23, 2006

**VIA CERTIFIED MAIL** 7006 0100 0004 4647 7517

**African American Contractors Association**  
3901 South State Street  
Suite 103  
Chicago, Illinois 60653

Re: 4201 West Victoria Street

Dear Omar 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 4201 West Victoria Street, Chicago, Illinois (the "Property"). CenterPoint Properties Trust or an affiliate thereof ("CenterPoint") intends to redevelop the Property for use by industrial and 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 within the next 60 days.

CenterPoint has selected Franklin Development Trust, Inc. ("Franklin") as the general contractor. The project coordinator is Douglas Olson who can be reached at (847) 349-1440. Mr. Olson is 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, Mr. Olson will provide your organization with one copy of the project bid documents (including plans and specifications).

We are requesting that you 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,

1808 Swift Drive  
Oak Brook, Illinois 60523-1501



**CenterPoint** Properties

Black Contractors United  
400 W. 76th St.  
Suite 200  
Chicago, Illinois 60620  
Contact:  Florence Cox, Executive Director

7006 0100 0004 4697 7524

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60620

|   |    |        |            |
|---|----|--------|------------|
| Postage   | \$ | \$0.39 |            |
| Certified Fee                                     |    | \$2.40 |            |
| Return Receipt Fee<br>(Endorsement Required)      |    | \$1.85 |            |
| Restricted Delivery Fee<br>(Endorsement Required) |    | \$0.00 |            |
| Total Postage & Fees                              | \$ | \$4.64 | 08/24/2006 |

Sent To Black Contractors United  
Street, Apt. No.,  
or PO Box No. 400 W. 76th Street, Suite 200  
City, State, ZIP+4 Chicago, IL 60620

PS Form 3800, June 2002 See Reverse for Instructions

1808 Swift Drive  
Oak Brook, Illinois 60523-1501



**CenterPoint Properties**

African American Contractors Association  
3901 South State Street  
Suite 103  
Chicago, Illinois 60653  
Contact:  Omar Shareef, President

7006 0100 0004 4697 7517

| U.S. Postal Service™   |         |                              |
|--|---------|------------------------------|
| CERTIFIED MAIL™ RECEIPT  |         |                              |
| (Domestic Mail Only; No Insurance Coverage Provided)                 |         |                              |
| For delivery information visit our website at www.usps.com           |         |                              |
| CHICAGO IL 60653   |         |                              |
| Postage  | \$ 0.39 | 0106                         |
| Certified Fee  | \$2.40  | 07                           |
| Return Receipt Fee<br>(Endorsement Required)                         | \$1.85  | 0106                         |
| Restricted Delivery Fee<br>(Endorsement Required)                    | \$0.00  |                              |
| Total Postage & Fees   | \$ 4.64 | 08/24/2006                   |
| Sent To  |         |                              |
| African American Contractors Association                             |         |                              |
| Street, Apt. No.,<br>or PO Box No. 3901 South State Street Suite 103 |         |                              |
| City, State, ZIP+4<br>Chicago Illinois 60653                         |         |                              |
| PS Form 3800, June 2002  |         | See Reverse for Instructions |

1808 Swift Drive  
Oak Brook, Illinois 60523-1501



**CenterPoint** Properties

Federation of Women Contractors  
5650 S. Archer Ave.  
Chicago, Illinois 60661  
Contact:  Beth Doria, Executive Director

7006 0100 0004 4697 7531

| U.S. Postal Service™   |         |
|--|---------|
| CERTIFIED MAIL™ RECEIPT  |         |
| (Domestic Mail Only; No Insurance Coverage Provided)   |         |
| For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> |         |
| CHICAGO IL 60661   |         |
| Postage  | \$ 4.39 |
| Certified Fee  | \$2.40  |
| Return Receipt Fee<br>(Endorsement Required)   | \$1.85  |
| Restricted Delivery Fee<br>(Endorsement Required)  | \$1.00  |
| Total Postage & Fees   | \$ 9.64 |
| 08/24/2006   |         |
| Sent To: Federation of Woman Contractors   |         |
| Street, Apt. No.,<br>or PO Box No. 5650 Archer Ave   |         |
| City, State, ZIP+4 Chicago, IL 60661   |         |
| PS Form 3800, June 2002  |         |
| See Reverse for Instructions   |         |

1808 Swift Drive  
Oak Brook, Illinois 60523-1501



**CenterPoint Properties**

Hispanic American Contractors Industry Association  
901 W. Jackson Blvd.  
Suite 205  
Chicago, Illinois 60607  
Contact:  Cesar Santoy, Executive Director

7006 0100 0004 4697 7548

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60607

|   |         |                                |
|---|---------|--------------------------------|
| Postage   | \$ 0.39 | 0106<br>07<br>Postmark<br>Here |
| Certified Fee                                     | \$2.40  |                                |
| Return Receipt Fee<br>(Endorsement Required)      | \$1.85  |                                |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00  |                                |
| Total Postage & Fees                              | \$ 4.64 | 08/24/2006                     |

Sent To Hispanic American Contractors Industry  
Street, Apt. No.,  
or PO Box No. 901 W. Jackson Blvd. Suite 205  
City, State, ZIP+4 Chicago IL 60607

PS Form 3800, June 2002

See Reverse for Instructions

1808 Swift Drive  
Oak Brook, Illinois 60523-1501



**CenterPoint** Properties

Asian American Alliance  
222 W. Cermak Road  
Suite 303  
Chicago, Illinois 60616  
Contact: Mitch Schneider, Executive Director

7006 0100 0004 4697 7555

| U.S. Postal Service™   |         |
|--|---------|
| CERTIFIED MAIL™ RECEIPT  |         |
| (Domestic Mail Only; No Insurance Coverage Provided)   |         |
| For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> |         |
| CHICAGO IL 60616   |         |
| Postage  | \$ 0.39 |
| Certified Fee  | \$2.40  |
| Return Receipt Fee<br>(Endorsement Required)   | \$1.85  |
| Restricted Delivery Fee<br>(Endorsement Required)  | \$0.00  |
| Total Postage & Fees   | \$ 4.64 |

0106  
AUG 24 2006  
EVANVILLE IL 60109

| Sent To                            |   |
|------------------------------------|---|
| Street, Apt. No.,<br>or PO Box No. | Asian American Alliance<br>222 W. Cermak Road Suite 303 |
| City, State, ZIP+4                 | Chicago, IL 60616                                       |

PS Form 3800, June 2002 See Reverse for Instructions

1808 Swift Drive  
Oak Brook, Illinois 60523-1501



**CenterPoint** Properties

Chicago Urban League  
220 S. State Street  
11th Floor  
Chicago, Illinois 60604  
Contact: Joan Archie, Director of Employment,  
Counseling and Training

7562 4697 0004 0100 6006

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60604

|   |         |                                      |
|---|---------|--------------------------------------|
| Postage   | \$ 0.39 | 0106<br>Postmark Here<br>AUG 24 2006 |
| Certified Fee                                     | \$2.40  |                                      |
| Return Receipt Fee<br>(Endorsement Required)      | \$1.85  |                                      |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00  |                                      |
| Total Postage & Fees                              | \$ 4.64 | 08/24/2006                           |

Sent To: Chicago Urban League  
Street, Apt. No. or PO Box No.: 220 S. State St. 11th Floor  
City, State, ZIP+4: Chicago, IL 60604

PS Form 3800, June 2002 See Reverse for Instructions

1808 Swift Drive  
Oak Brook, Illinois 60523-1501



**CenterPoint Properties**

Latin American Chamber of Commerce  
3512 W. Fullerton Avenue  
Chicago, Illinois 60647  
Contact: Anthony Guillen, Director

7006 0100 0004 4697 7579

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60647

|   |    |        |
|---|----|--------|
| Postage   | \$ | \$0.39 |
| Certified Fee                                     |    | \$2.40 |
| Return Receipt Fee<br>(Endorsement Required)      |    | \$1.85 |
| Restricted Delivery Fee<br>(Endorsement Required) |    | \$0.00 |
| Total Postage & Fees                              | \$ | \$4.64 |

08/24/2006

Postmark Here: FULLERTON, IL 60647 AUG 24 07

Sent To: Latin Chamber of Commerce  
Street, Apt. No. or PO Box No.: 3512 W. Fullerton Ave.  
City, State, ZIP+4: Chicago, IL 60647

PS Form 3800, June 2002 See Reverse for Instructions



1808 Swift Drive  
Oak Brook, Illinois 60523-1501



**CenterPoint** Properties

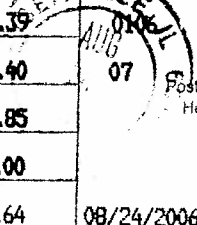
Mexican American Chamber of Commerce  
111 West Washington Street  
Suite 1660  
Chicago, Illinois 60602  
Contact:  Juan Ochoa

7006 0100 0004 4697 7586

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60602

|   |    |        |   |
|---|----|--------|---|
| Postage   | \$ | \$0.39 |  |
| Certified Fee                                     |    | \$2.40 |   |
| Return Receipt Fee<br>(Endorsement Required)      |    | \$1.85 |   |
| Restricted Delivery Fee<br>(Endorsement Required) |    | \$0.00 |   |
| Total Postage & Fees                              | \$ | \$4.64 | Postmark Here   |

Sent To Mexican American Chamber of Commerce  
Street, Apt. No., or PO Box No. 111 W Washington St Suite 1660  
City, State, ZIP+4 Chicago, IL 60602

PS Form 3800, June 2002

See Reverse for Instructions

1808 Swift Drive  
Oak Brook, Illinois 60523-1501



**CenterPoint** Properties

Association of Asian Construction Enterprises  
333 N. Ogden Ave.  
Chicago, Illinois 60607  
Contact: Perry Nakachi, President

7006 0100 0004 4697 7593

| U.S. Postal Service™   |          |
|--|----------|
| CERTIFIED MAIL™ RECEIPT  |          |
| (Domestic Mail Only; No Insurance Coverage Provided)   |          |
| For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> |          |
| CHICAGO IL 60607   |          |
| Postage  | \$ 40.39 |
| Certified Fee  | \$2.40   |
| Return Receipt Fee<br>(Endorsement Required)   | \$1.85   |
| Restricted Delivery Fee<br>(Endorsement Required)  | \$0.00   |
| Total Postage & Fees   | \$ 44.64 |

0106  
07  
AUG  
Postmark Here

08/24/2006

|                                    |   |
|------------------------------------|---|
| Sent To                            | Association of Asian Constr. EnterPrise |
| Street, Apt. No.,<br>or PO Box No. | 333 N. Ogden Ave                        |
| City, State, ZIP+4                 | CHICAGO, IL 60607                       |

PS Form 3800, June 2002 See Reverse for Instructions

1808 Swift Drive  
Oak Brook, Illinois 60523-1501



**CenterPoint** Properties

Women Business Development Center  
Eight S. Michigan Ave.  
Suite 400  
Chicago, Illinois 60603  
Contact:  Hedy Ratner

7006 0100 0004 4697 7609

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60603

|   |         |                             |
|---|---------|-----------------------------|
| Postage   | \$ 0.39 | 0106<br>07<br>Postmark Here |
| Certified Fee                                     | \$2.40  |                             |
| Return Receipt Fee<br>(Endorsement Required)      | \$1.85  |                             |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00  |                             |
| Total Postage & Fees                              | \$ 4.64 |                             |

08/24/2006

Sent To: Women Business Development Center  
Street, Apt. No., or PO Box No.: Eight S. Michigan Ave / S. 400  
City, State, ZIP+4: Chicago, IL 60603

PS Form 3800, June 2002 See Reverse for Instructions

1808 Swift Drive  
Oak Brook, Illinois 60523-1501



**CenterPoint** Properties

Illinois Association of Minority Contractors  
1643 E. 71st St.  
Chicago, Illinois 60649  
Contact:  Babette Payton

7006 0100 0004 4697 7616

| U.S. Postal Service™<br>CERTIFIED MAIL™ RECEIPT<br>(Domestic Mail Only; No Insurance Coverage Provided) |         |                              |
|---|---------|------------------------------|
| For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>            |         |                              |
| CHICAGO IL 60649  |         |                              |
| Postage   | \$ 0.39 |                              |
| Certified Fee   | \$2.40  |                              |
| Return Receipt Fee<br>(Endorsement Required)  | \$1.85  |                              |
| Restricted Delivery Fee<br>(Endorsement Required)   | \$0.00  |                              |
| Total Postage & Fees  | \$ 4.64 |                              |
| Sent To: Illinois Association of Minority Contractors   |         |                              |
| Street, Apt. No., or PO Box No. 1643 E. 71st Street   |         |                              |
| City, State, ZIP+4 Chicago, IL 60649  |         |                              |
| PS Form 3800, June 2002   |         | See Reverse for Instructions |

1808 Swift Drive  
Oak Brook, Illinois 60523-1501



**CenterPoint** Properties

Chicago Minority Business Development  
Council, Inc.  
1 East Wacker Drive  
Suite 1200  
Chicago, Illinois 60601  
Contact: Tracey Smith, Executive Director

7006 0100 0004 4697 7623

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at www.usps.com

**CHICAGO IL 60601**

|   |    |        |
|---|----|--------|
| Postage   | \$ | \$0.39 |
| Certified Fee                                     |    | \$2.40 |
| Return Receipt Fee<br>(Endorsement Required)      |    | \$1.85 |
| Restricted Delivery Fee<br>(Endorsement Required) |    | \$0.00 |
| Total Postage & Fees                              | \$ | \$4.64 |

Postmark Here  
08/24/2006

Sent To  
Chicago Minority Business Development Council Inc.  
Street, Apt. No.,  
or PO Box No. 1 East Wacker Dr./Suite 1200  
City, State, ZIP+4 Chicago, IL 60601

PS Form 3800, June 2002 See Reverse for Instructions

1808 Swift Drive  
Oak Brook, Illinois 60523-1501



**CenterPoint** Properties

Cosmopolitan Chamber of Commerce  
560 W. Lake Street  
Suite 5th Floor  
Chicago, Illinois 60661  
Contact: Gloria Bell, Executive Director

7006 0100 0004 4697 7630

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60661

|   |         |                  |
|---|---------|------------------|
| Postage   | \$ 0.39 | 0106             |
| Certified Fee                                     | \$2.40  | 07 Postmark Here |
| Return Receipt Fee<br>(Endorsement Required)      | \$1.85  |                  |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00  |                  |
| Total Postage & Fees                              | \$ 4.64 | 08/24/2006       |

Sent To *Cosmopolitan Chamber Of Commerce*  
Street, Apt. No.,  
or PO Box No. *560 W. Lake St. / Suite 5th Floor*  
City, State, ZIP+4 *Chicago, IL 60661*

PS Form 3800, June 2002

See Reverse for Instructions



**MARGARET LAURINO**  
ALDERMAN, 39TH WARD

CITY HALL - ROOM 300

121 NORTH LA SALLE STREET

CHICAGO, ILLINOIS 60602

TELEPHONE: (312) 744-7242

FACSIMILE: (312) 744-0717

August 16, 2006

CITY COUNCIL  
COMMITTEE MEMBERSHIPS

ECONOMIC, CAPITAL & TECHNOLOGY  
DEVELOPMENT  
(CHAIRMAN)

BUDGET AND GOVERNMENT  
OPERATIONS

BUILDINGS

COMMITTEES, RULES AND ETHICS

EDUCATION

FINANCE

POLICE AND FIRE

**PUBLIC SERVICE OFFICE**

4404 WEST LAWRENCE AVENUE 60630-2511

TELEPHONE: (773) 736-5594

FACSIMILE: (773) 736-2333

E-MAIL: WARD39@CITYOFCHICAGO.ORG

Commissioner Lori Healey  
Department of Planning and Development  
121 N. LaSalle Street, Room 1000  
Chicago, IL 60602

**RE: 4201 West Victoria**

Dear Commissioner Healey:

It is my understanding that CenterPoint Properties, 4201 West Victoria Street, is applying for a Cook County Class 6B Property Tax classification and TIF financing.

CenterPoint Properties is purchasing the former Beltone building and planning a major rehabilitation to the property. This property has been underutilized and partially vacant for many years. I am confident that CenterPoint's acquisition of and plans for this location will have a significant impact on future development in the Peterson Pulaski Business and Industrial Corridor.

I enthusiastically support CenterPoint's application for Cook County Class 6B Property Tax status and TIF financing. I look forward to working with CenterPoint Properties on this project, and hope that you give favorable consideration to their proposal.

Sincerely,

Margaret Laurino  
Alderman, 39<sup>th</sup> Ward

cc: Janita Tucker, Peterson Pulaski Industrial Council  
Denise Roman, Chicago Department of Planning and Development  
Todd Vezza, CenterPoint Properties  
Mike Mullen, CenterPoint Properties