

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

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REGARDING  
A PROPOSED NEGOTIATED SALE OF CITY-OWNED PROPERTY  
AND DESIGNATION OF DEVELOPER  
JUNE 13, 2017**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name: Life Center Artist Residences

Applicant Names: Brin Life Center, LLC and K.L.E.O. Community Life Center

Project Address: City Land: 63 E. Garfield Blvd. and 5510 S. Michigan  
Developer Land: 5518 S. Michigan and 5522 S. Michigan

Ward and Alderman: 20<sup>th</sup>, Cochran

Community Area: Washington Park

Redevelopment Project Area: Washington Park TIF Redevelopment Area

Requested Action: Negotiated sale of vacant City land and designation of Developer.

Proposed Project: New construction of a mixed-use, mixed-income building. The development will contain 58 units of mixed-income rental housing in the Washington Park community area, targeted to artist households and low-income households. Life Center Artist Residences will consist of 49 units targeted to households earning up to 60% of Area Median Income (AMI), and nine market rate units. There will be artist workspace and retail space on the ground floor.

Goal of Project: Affordable rental housing

Appraised Market Value: City Land: \$540,000  
Developer Land: \$344,300

Sale Price for city land: \$2

Acquisition Assistance: \$ 539,998  
TIF Assistance: \$6,350,000

## **II. PROPERTY DESCRIPTION**

Address: City Land: 63 E. Garfield Blvd. and 5510 S. Michigan  
Developer Land: 5518 S. Michigan and 5522 S. Michigan

Location: Southwest Corner of Michigan Ave and Garfield Blvd.

Tax Parcel Numbers: City: 20-15-101-008 and 20-15-101-009  
Developer: 20-15-101-010 and 20-15-101-011

Land Area: City: 26,572 Square Feet  
Developer: 17,424 Square Feet  
Total Area: 43,996 Square Feet or 1.01 Acres

Current Use: Vacant Land

Current Zoning: City land: B1-2 and RM5  
Developer land: RM-5

Proposed Zoning: B2-3 and then to Planned Development (expected to be approved at the June 15, 2017 Chicago Plan Commission Meeting.

Environmental Condition: The Phase I report has been submitted to 2FM and is currently under review. Based on the conclusions of that report the City may also require submission of a Phase II analysis. The land will be sold As-is with no warranties or representations as to its environmental condition, and it will be the responsibility of the applicant to complete any remediation that may be required by the City or the Illinois EPA. The redevelopment agreement with the selected respondent will include release and indemnification language protecting the City from liability.

Inventory Profile: The City acquired the land through judicial deed in 1996 and 1997, the property has been vacant.

### **III. BACKGROUND**

The Life Center Artist Residences development was selected as part of the City's 2011 Low Income Housing Tax (LIHTC) Credit funding round. The development team is a partnership between Brinshore Development, LLC, an established affordable housing developer in the City of Chicago, and Imagine Group Washington Park, LLC, a newly formed entity, whose President, Torrey Barrett, is a well-established leader in the Washington Park Community area and Founder and Executive Director K.L.E.O. Community Family Life Center.

The site has excellent visibility, as it is on a busy intersection with high auto, bus and foot traffic. The neighboring land uses are stable and well maintained. The brand new Life Center Artist Residences, with its design, is expected to have strong curb appeal.

Directly north of the site is Garfield Boulevard, a major arterial with open green space in its median. Farther northwest, at Garfield and Wentworth, is Grand Boulevard Plaza, a busy shopping center. East of the site, across Michigan Avenue, the KLEO Community Family Life Center, and farther east is a church and the University of Chicago's Arts Incubator building, which is part of the University's Arts + Public Life initiative. The CTA Green Line tracks and the Garfield Station are 0.25 mile east and the CTA Redline station is about 0.50 west of the site.

Nearby healthcare includes Provident Hospital of Cook County, at 500 E. 51st Street, is 0.6 mile northeast of the site and the world class University of Chicago Hospital, at 5841 S. Maryland Avenue, one mile east.

Conditions vary within the neighborhood. Some properties are shuttered, while others appear occupied, but are in poor condition. Vacant lots are common throughout the community. There are also a number of affordable rental properties in the neighborhood, some of which are new construction.

The east boundary of the neighborhood is the 375-acre Washington Park, after which the neighborhood is named. This busy urban oasis offers many recreational, athletic and cultural programs for residents of all ages.

While the Washington Park community has experienced disinvestment over the past decades, there has recently been some redevelopment activity, including rehabilitation of residential and commercial buildings in close proximity to the site. Overall, the neighborhood and the project's location are appropriate for the proposed project.

According to the most recent market study, the Washington Park community is a fully developed urban area. The residential blocks are comprised primarily of older brick multifamily buildings, with some single-family homes and two- to four-unit buildings. There are also some larger elevators buildings along Dr. Martin Luther King Jr. Boulevard.



The Market Study has analyzed demographic data for the Primary Market Area (PMA), as defined, and for comparative purposes, the city of Chicago as a whole.

The Primary Market Area (PMA) for the subject development is bounded by Cottage Grove Avenue on the east, 63rd Street and Marquette Boulevard on the south, Racine Avenue on the west, and 47th Street and 43rd Street on the north. The great majority of the area is African American, representing 91.0% of the 2016 population. The remaining PMA population is 3.8% Latino, 2.4% White and 2.0% other. Slight change is expected during the next five years in that the African American concentration will fall slightly, while all other groups increase slightly.

The 2016 population of the PMA is 57,260. The population has fallen by a slight 0.7% since 2010. During the same period, however, the number of households actually increased by 1.1%, to the current 2016 total of 21,523. A minor population gain of 0.3% is projected during the next five years, while the number of households is projected to rise by another 1.2%. For the city of Chicago as a whole, the population increased 1.1% from 2010 to 2016, while households increased 2.9%. By 2021, the citywide population is projected to increase by 0.9%, while households are projected to increase 1.9%.

The PMA population is generally younger than the citywide population. In 2016, 27.9% of the PMA population is under age 18, while in the city of Chicago, 22.7% is under age 18, the proportion age 25 to 44, which is only 27.3% in the PMA, compared to 33.5% citywide. The 45 to 64 age cohort comprises 22.9% and 23.1%, respectively, and residents over 64 years of age comprise 10.7% of the PMA population, and 11.6% of Chicago's.

The median household income in the PMA is substantially lower than that of the city of Chicago. The 2016 median of \$23,310 is a full 52.0% lower than the Chicago median of \$48,525. It has a higher concentration of households at the lower income levels. In 2016, a full 36.6% of PMA households earn less than \$15,000, compared to only 17.5% in Chicago.

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

**Development Entity:** Brin Life Center, LLC is a partnership between Brinshore Development, LLC and Imagine Group Washington Park, LLC.

**Brinshore Development LLC:** Established in 1994, as a real estate company specializing in the development of residential communities that foster conservation, collaboration and affordability. Brinshore has undertaken dozens of developments, from large-scale master planned communities to the restoration and preservation of historic properties.

Brinshore's principals and seasoned staff of professionals possess a wealth of real estate experience and expertise that addresses all aspects of real estate development, including





acquisition, site planning, design, and financing, zoning, and community collaboration, construction, and property management.

Brinshore was also the developer on Dorchester Artist Housing, a 32-unit mixed income rental development located in the Grand Crossing neighborhood targeted for artists and families. The property is about 91% occupied, with 3 vacancies. The development is part of the CHA's Plan for Transformation, and is the redevelopment of a small former public housing townhome development. This unique development mixes public housing residents with an interest or affinity for the arts together with practicing artists who commit to volunteering time to work with residents and their children. An onsite arts center, the centerpiece of this redevelopment, is the focal point of this burgeoning arts district spearheaded by internationally acclaimed artist, Theaster Gates.

**Imagine Group Washington Park, LLC:** Imagine Group is a minority owned LLC, established in 2016. While the organization is new and hasn't done development Torrey Barrett's leadership provides Imagine Group with local experience in market-rate and mixed-income development projects. Its ultimate mission is to become a socially conscious group that provides affordable and mixed income indistinguishable housing for all walks of life.

This will be the first project Brinshore and Imagine Group have done jointly.

**Property Management:** The Brinshore portfolio today encompasses more than 4,000 residential units valued at more than \$1 billion. Brinshore Development will manage this property as well.

**General Contractor: Safeway-Duffy Joint Venture**

**JJ Duffy:** Founded in 1923, the Joseph J. Duffy Co. specializes in multi-unit residential construction, including market rate, affordable multi-family, senior, retirement, assisted, and supportive and independent living facilities. They also provide new construction, renovation and construction management services for all types of commercial and industrial facilities.

**Safeway Construction:** Safeway Construction Company has been providing services to the Chicago community since 1986. Safeway Construction performs in both commercial and residential arenas. They have Minority Business Enterprise status with the following key agencies: Illinois Department of Human Rights Chicago Minority Business Development Council, Inc., Chicago Housing Authority, and Chicago Public Schools, Chicago Board of Education and the City of Chicago. Additionally, they have constructed (or are in process of completing) multiple projects that have utilized Low Income Housing Tax Credits. This experience includes over 2,350 units of low income housing units with more than 500 LIHTC units within Chicago, Illinois.

### **Nonprofit Entity**

The K.L.E.O. Community Life Center (formerly The KLEO Barrett Angel Foundation) is a non-profit corporation founded in 2007 by Executive Director Torrey L. Barrett. The foundation was established to help eradicate domestic violence with an encouraging message to Keep Loving Each Other (K.L.E.O.). K.L.E.O.'s initial goals were to assist women and children affected by acts of domestic violence by improving their socio-economic status, self-esteem, and quality of life through community-based sustainability programs. K.L.E.O.'s Mission has expanded to providing service for families in these key areas; education, public safety, health and human services and economic development. As the nonprofit sponsor for the donation tax credits, KLEO will provide 300 hours of material participation to project.

### **V. PROPOSED PROJECT**

#### **Project Overview:**

Life Center Artist Residences includes the new construction of a mixed-use, mixed-income developments, including a total of 58, studio, one bedroom, and two bedroom units. 49 units will be for tenants at or below 60% of AMI and the remaining 9 units will be market rate.

The building will be a four-story elevator building with a flat roof. The L-shaped building will have a modern style with a striking all glass front. The construction style will stand out in the Washington Park community, which is comprised of mainly older brick buildings, and make an architectural statement. However, the design of the building is still appropriate for the intended resident base of artists and low-income families. The project will also have green features, include energy efficient appliances and lighting, low flow plumbing fixtures, energy efficient HVAC systems.

The newly constructed building will have an on-site management office, elevator, lobby with mail room, bicycle storage, laundry room (on each floor), community space, fitness center and rooms for artist events and programming. There will also be ground-floor retail. While tenants have not been identified to date, plans call for approximately 5000 square feet of retail space fronting on Garfield Boulevard and approximately 5000 square feet of artists studio space fronting Michigan Ave. The artist studio space will be work space for the artist, but there will not be gallery space in the building and no operating subsidy will be necessary or provided for the space.

The development will be easily accessible by car and public transportation. Garfield Boulevard is a major arterial, and Michigan Avenue is also a busy thoroughfare. A bus route stops at the site, and there is a CTA Green Line Station only 0.25 mile east. For vehicle traffic, the Dan Ryan Expressway (I-90/94) can be accessed 0.5 mile west. Access to the parking lot will be via Michigan Avenue or the alley west of the site.



The proposed development will also be conveniently located in relation to institutions of higher education. These include the University of Chicago, in Hyde Park, approximately 1.5 miles east of the site, and the Illinois Institute of Technology, 2.0 miles north. In addition, Kennedy-King College, one of the City Colleges of Chicago, is located 1.5 miles southwest, at 63rd and Halsted Streets.

Housing will be open for all tenants to apply, both artists and non-artists, however, because of its close proximity to the KLEO center and the University of Chicago's Arts Incubator, which has a facility two blocks east of the site, the development team will actively market to the artist community.

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

**Residential Unit Profile:** The following table provides a detailed description of the proposed project. The subject property will provide a total of 58 rental units of which 49 units or 84% percent will be affordable for households earning no more than 60% percent of the area median income. These units will satisfy the Chicago affordable housing ordinance, which requires 10 percent of the total units to be affordable in projects developed on land sold by the City or 20 percent in projects receiving TIF assistance.

#### Rental Unit Profile

| Unit Type          | Number    | Market/<br>Affordable | Size-sf | Monthly<br>Rent/sf* | Gross Monthly<br>Rent* | Total Rent      |
|--------------------|-----------|-----------------------|---------|---------------------|------------------------|-----------------|
| 1 bed/1 bath       | 4         | 50% AMI               | 752     | \$0.96              | \$721                  | \$2,884         |
| 2bed / 1bath       | 2         | 50% AMI               | 834     | \$1.04              | \$866                  | \$1,732         |
| Studio/1 bath      | 2         | 60% AMI               | 450     | \$1.64              | \$740                  | \$1,480         |
| 1 bed/1 bath       | 30        | 60% AMI               | 752     | \$1.06              | \$797                  | \$23,910        |
| 2bed / 1bath       | 11        | 60% AMI               | 834     | \$1.14              | \$954                  | \$10,494        |
| Studio / 1bath     | 1         | MR                    | 450     | \$1.61              | \$725                  | \$725           |
| 1bed / 1bath       | 5         | MR                    | 752     | \$1.09              | \$820                  | \$4,100         |
| 2bed / 1bath       | 3         | MR                    | 834     | \$1.37              | \$1,140                | \$3,312         |
| <b>Total Units</b> | <b>58</b> |                       |         |                     |                        | <b>\$48,637</b> |

- Tenants pay all utilities except water and sewer.

The affordable rent paid by the tenant is based on the tenant's income and not on market comparables. The maximum rent for each defined "affordable" income level is published annually by the US Department of Housing and Urban Development and listed according to

building construction type (i.e. apartment, townhouse, house), number of bedrooms and household size. Rent per square foot is not considered except that HUD housing quality standards and Chicago zoning and building codes set minimum room and unit sizes. Different federal funding development and operating support sources may have different maximum income and rent restrictions.

When developers determine the rent to charge for a project that is using HUD program subsidies through one of the City of Chicago's Multifamily Financing programs, the developer is required to establish market-area rents by commissioning a market study of the targeted market area. The developer is allowed to charge the lesser of HUD-estimated Fair Market Rent or the rent cap by income group (i.e., the 60% rent), but must also take into consideration the localized rent for the development's targeted market area, which is often much lower than the HUD FMR, and may be the same as, or even lower than, the "affordable" rent levels.

**Environmental Features:** The project will meet the requirements under the new sustainability policies for affordable housing, including energy efficient appliances and lighting, low flow plumbing fixtures, energy efficient HVAC systems.

## **VI. FINANCIAL STRUCTURE**

The project is located in the Washington Park TIF district. The project is an affordable mixed-income, mixed use rental development, and will remain affordable for a period of 30 years. In addition to the two privately owned parcels that make up a portion of the site, the city will convey 2 parcels of land at \$1 each. The land donation from the City will generate donation tax credit equity for the benefit of the project. All land sale and conveyance will occur at project closing. The private land has an appraised value of \$344,300. The deal will be financed with a Private loan in the amount of \$950,000, and also \$1.5M Low Income Housing Tax Credits (LIHTC), \$270,000 in donation tax credits (DTC's), \$6,350,000 TIF, and a \$214,368 deferred developer fee. The equity generated from the LIHTC is \$15,148,485 and \$245,700 from the DTC's. The TIF will come from area-wide increment and payments will be made in four installments payments of 25% each at 33% completion, 66%, completion, 100% completion, and the balance at certification of completion. TIF funds will be bridged during construction until each milestone is met. The total project cost is \$22,937,255. The total city assistance including land and TIF is 29.7% of the total project cost.

While, the project will include retail space, tenants have not been identified at this time and LOI's have not been signed.

The following table identifies the sources and uses of funds..

| <u>Sources</u>         | <u>Amount</u>       | <u>% of total</u> |
|------------------------|---------------------|-------------------|
| Equity (Enterprise)    | \$3,044,695         | 13.3%             |
| Debt (Chase)           | \$13,128,782        | 57.2%             |
| IAHTC                  | \$245,700           | 1.1%              |
| TIF                    | \$6,350,000         | 27.7%             |
| Deferred Developer Fee | \$168,076           | .7%               |
| General Partner        | \$2                 | 0.00%             |
| <b>Total Sources</b>   | <b>\$22,937,255</b> | <b>100%</b>       |

| <u>Uses</u>                                    | <u>Amount</u>             | <u>\$/sf of Building*</u> |
|--|---------------------------|---------------------------|
| Land Acquisition                               | \$410,002                 | \$6.37 psf                |
| City land (\$2)                                |                           |                           |
| Private land (\$344,300)                       |                           |                           |
| Carrying cost (\$65,700)                       |                           |                           |
| <b>Hard Costs</b>                              | <b>\$16,769,000</b>       | <b>\$260.49 psf</b>       |
| Soft Costs                                     |                           |                           |
| Architect's Fee (3.38% of hard costs)          | \$567,000                 | \$8.81 psf                |
| Loan Origination Fee (0.37% of loan)           | \$84,500                  | \$1.31 psf                |
| Legal Fees (1.36% of total costs)              | \$313,000                 | \$4.86 psf                |
| Marketing (0.28% of total costs)               | \$65,000                  | \$1.01 psf                |
| Loan Interest (1.74% of total costs)           | \$400,000                 | \$6.21 psf                |
| Developer Fee (4.36% of total costs)           | \$1,000,000               | \$15.53 psf               |
| Other soft costs (14.5% of total costs)        | <u>\$3,328,753</u>        | <u>\$51.71 psf</u>        |
| <b>Total Soft Costs (25.1% of total costs)</b> | <b><u>\$5,758,253</u></b> | <b><u>\$89.44 psf</u></b> |
| <b>Total Uses</b>                              | <b>\$22,937,255</b>       | <b>\$356.30 psf</b>       |

\*Gross building area is 64,376 square feet

## VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

**Affordable Housing:** The project will provide 49 new affordable housing units.

**Property Taxes:** The project will expand the tax base by returning a tax exempt property to the tax rolls.

**Environmental Features:** The project will incorporate energy efficient appliances and lighting, low flow plumbing fixtures, and energy efficient HVAC system.

**Construction Jobs:** The project will produce 41 FTE temporary construction jobs.

**Affirmative Action:** The developer will comply with the requirements of Chicago's affirmative action ordinance, which requires contract participation of 26% by minority-owned business

enterprises (MBEs) and 6% by woman-owned business enterprises (WBEs). The developer has provided notification of the proposed project, by certified mail, to several associations of minority and women contractors. A sample version of the letter and copies of the post office receipts for the certified letters are presented as exhibits to this report.

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

**Permanent Jobs:** The project is estimated to generate 2 permanent jobs in property management and maintenance. The department's workforce development specialists will work with the developer on job training and placement.

#### **VIII. COMMUNITY SUPPORT**

Aldermen Cochran, Dowell, and Foulkes endorse the project and has provided a letter of support (see exhibits for copy).

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

The proposed project is located in the Washington Park TIF Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan:

- Reduce or eliminate the conditions that qualify the Project Area as a Conservation/Blighted area.
- Strengthen the economic well-being of the Project Area and the City by enhancing properties and the local tax base to their fullest potential.
- Assemble City-owned vacant lots and other underutilized land into viable disposition parcels in order to provide sites for development.

The implementation strategy for achieving the plan's goals envisions the sale of City land for residential and mixed use development. The proposed project also conforms to the plan's land use map, which calls for residential development at the subject site.

#### **X. CONDITIONS OF SALE**

If the proposed resolution is approved by the CDC, DPD will release a public notice announcing the proposed sale and seeking alternative development proposals. The public notice will be published in one of Chicago's metropolitan newspapers at least once for each of three consecutive weeks. If no responsive alternative proposals are received within 30 days of the publishing of the first notice, the department will accept a good faith deposit from the proposed

developer, and a redevelopment agreement will be negotiated. 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.

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

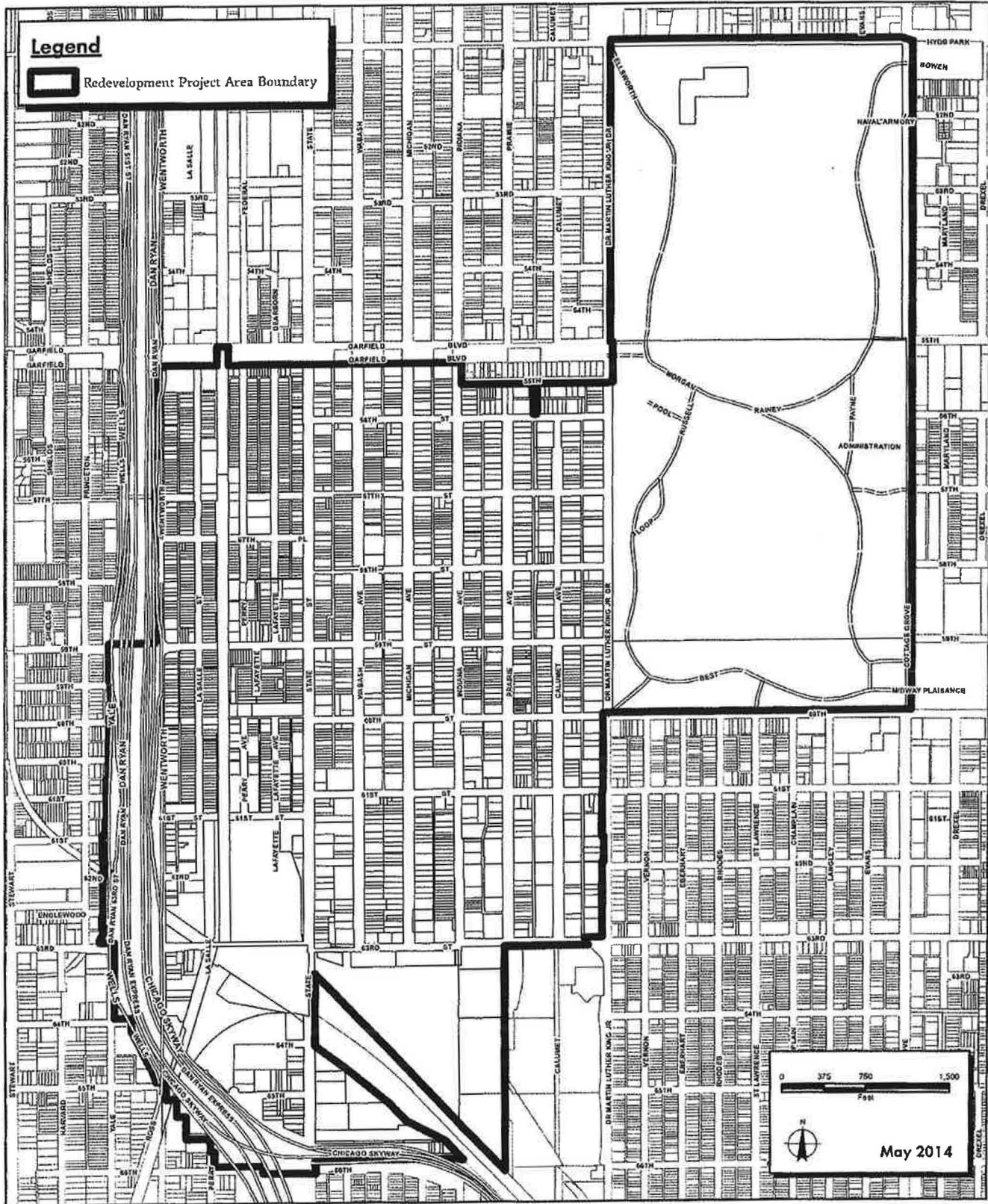
## **XI. RECOMMENDATION**

The Department of Planning and Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, the need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and DPD recommends that the CDC approve the sale of 63 E. Garfield Blvd and 5510 S. Michigan Ave to K.L.E.O. Community Life Center, Brin Life Center, LLC and/or its related entity for development of a 58 unit mixed-income, mixed-used development with 49 affordable units for tenants at or below 60% AMI, and recommends the designation of Brin Life Center, LLC and/or its related entity as developer.



**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  
Letter of Interest from Lender  
Alderman's Letter of Support



**Exhibit A - Boundary Map of TIF Area**  
 Washington Park Redevelopment Project Area  
 City of Chicago, Illinois



Conestoga, a Sunoco Enterprise, Inc.  
 100 North LaSalle Street, Suite 1515 • Chicago, Illinois 60602

**PGAV PLANNERS**



SLACKS, ILLINOIS

63 E Garfield Blvd  
Owner: City of Chicago  
PIN: 20-15-101-008  
Parcel Size: Approx. 161x120

5510 Michigan Ave  
Owner: City of Chicago  
PIN: 20-15-101-008  
Parcel Size: Approx. 181x50

5518 S Michigan Ave  
Owner: BrndLife LLC (Brnshore)  
PIN: 20-15-101-010  
Parcel Size: Approx. 181x50

5522 S Michigan Ave  
Owner: J Burke  
PIN: 20-15-101-011  
Parcel Size: Approx. 181x50

Google

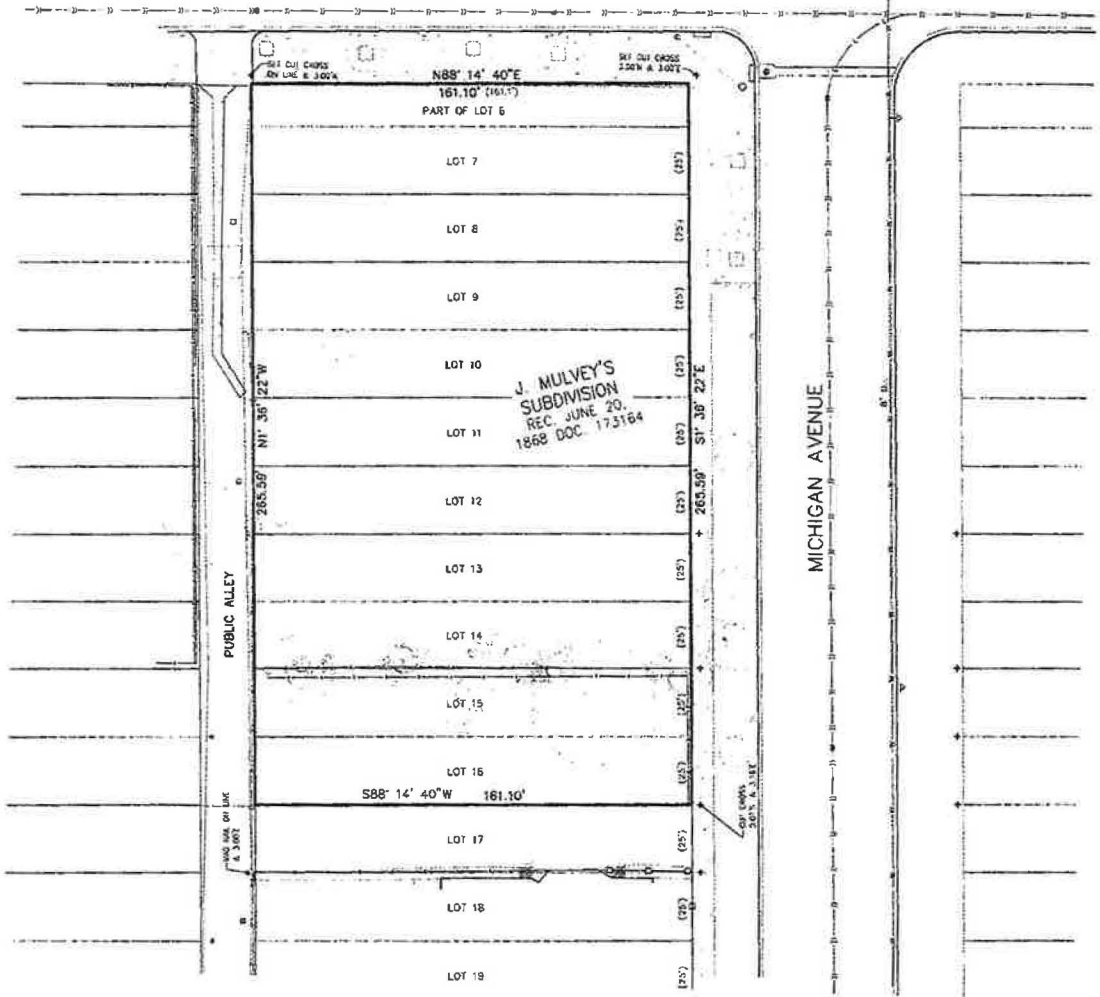
# PLAT OF SURVEY

GARFIELD BOULEVARD



**LEGEND AND ASSOCIATIONS**

- PROPERTY LINE
- BUILDING
- CONCRETE
- ASPHALT
- DEPRESSED CURB
- CHAIN LINK FENCE
- WOOD FENCE
- WOOD FENCE GUARDRAIL
- FOUND PIN NAIL
- FOUND NAIL
- SET NAIL NAIL
- SET/FOUND CUT CROSS
- COMBINATION SEWER
- SANITARY SEWER
- SEWER SEWER
- WATER LINE
- GAS LINE
- COMMUNICATION LINE
- SEC COMMUNICATION LINE
- TELEPHONE LINE
- OVERHEAD WIRE LINE
- UNDERGROUND ELECTRIC LINE
- MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC MANHOLE
- CURE INLET
- CATCH BASIN
- AREA DRAIN
- POLE HOLE W/GUY WIRE
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC METER
- BUFFALO BOX
- PAVING STAKE
- TRIPLE-DECKER
- TRICE-EVERGREEN
- BUSH
- POST
- CON
- BOLLARD
- SPRINKLER
- TAPOUT



~Legal Description~  
 Lots 6 through 16, both included, except that part taken for Garfield Boulevard, in J. Mulvey's Subdivision of the North Half of the Northwest Quarter of the Northwest Quarter of Section 15, Township 38 North, Range 14 East of the Third Principal Meridian according to the plat thereof recorded June 20, 1868 as Document number 173164, Cook County, Illinois.

Sold Parcel containing 0.982 acres (42,785 sq. ft.), more or less.

STATE OF ILLINOIS  
 COUNTY OF COOK

This is to certify that I, Thomas E. Baumgartner, an Illinois Professional Land Surveyor, have surveyed the property described in the caption above, and that this Professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal in Chicago, Illinois, this 6th day of January, 2017.

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142  
 LICENSE EXPIRATION 11-30-2018  
 Field work completed January 5, 2017.



NOTE: TERRA ENGINEERING does not guarantee the accuracy of this survey unless it contains an original seal and signature.

I FURTHER STATE that the accompanying plat is a scaled representation of the physical situation which I found in the field and shows the location of visible evidence of vertices which I found at the time of my survey of these premises, and underground based on available plans. No attempt has been made as part of this survey to ascertain, uncover or expose those facilities to field check the existence, size, depth, condition, capacity or exact location of those facilities. For more information concerning those utilities, please contact the appropriate public agencies or utility company.

| # | Date     | Description   |
|---|----------|---|
| 1 | 11-11-16 | Revised   |
| 2 | 1-4-17   | Updated, added owner to plat<br>18 in Michigan at N.E. corner |



1225 W. Ohio Street  
 4th Floor  
 Chicago, IL 60654

TEL: (312) 467-0123  
 FAX: (312) 467-0220  
 www.terraengineering.com

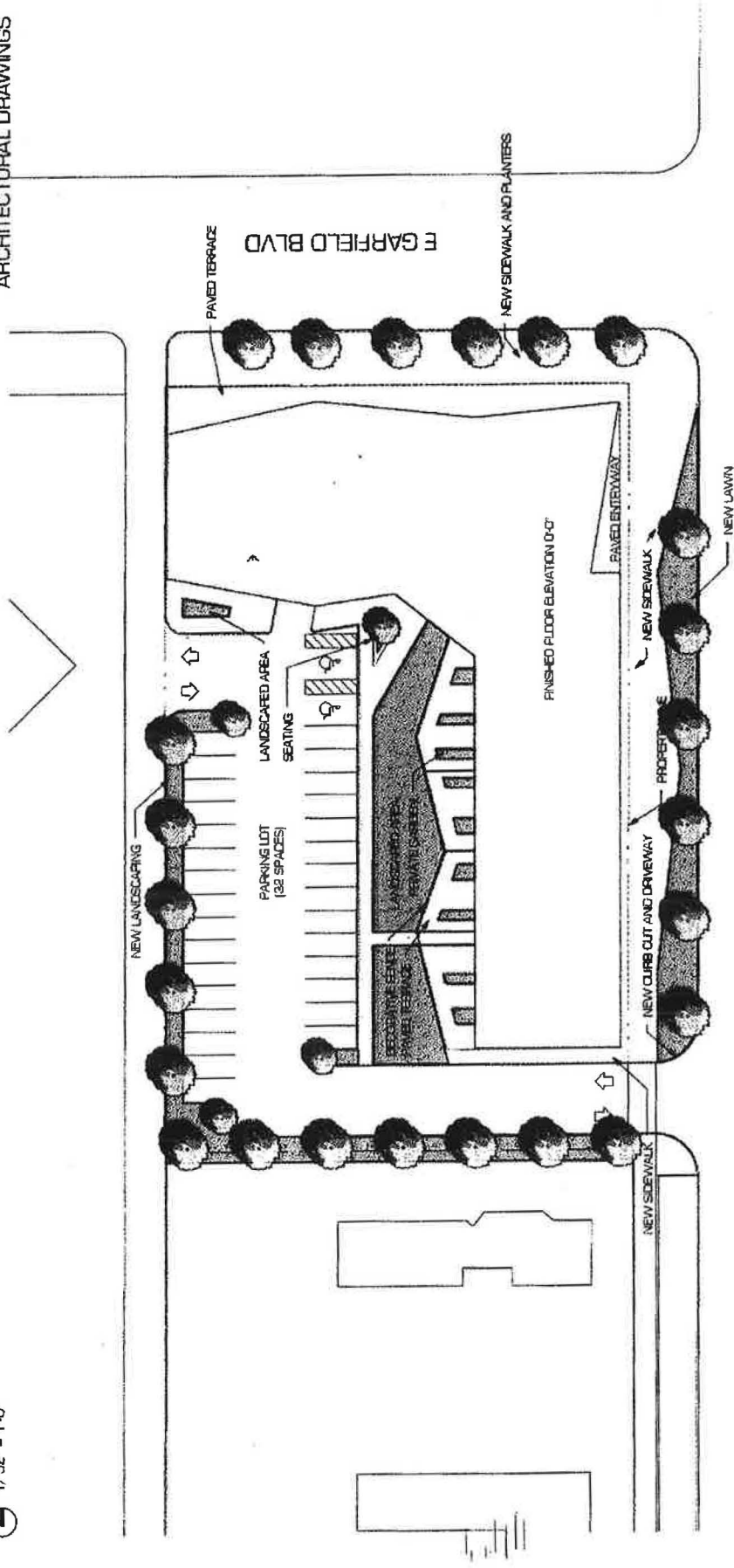
Project Information  
 PROJECT #: 15-259  
 DRAWN BY: TB  
 DESIGN BY: TB  
 CHECKED BY: TB

Garfield and Michigan

# SITE PLAN

ARCHITECTURAL DRAWINGS

1/32" = 1'-0"



S MICHIGAN AVENUE

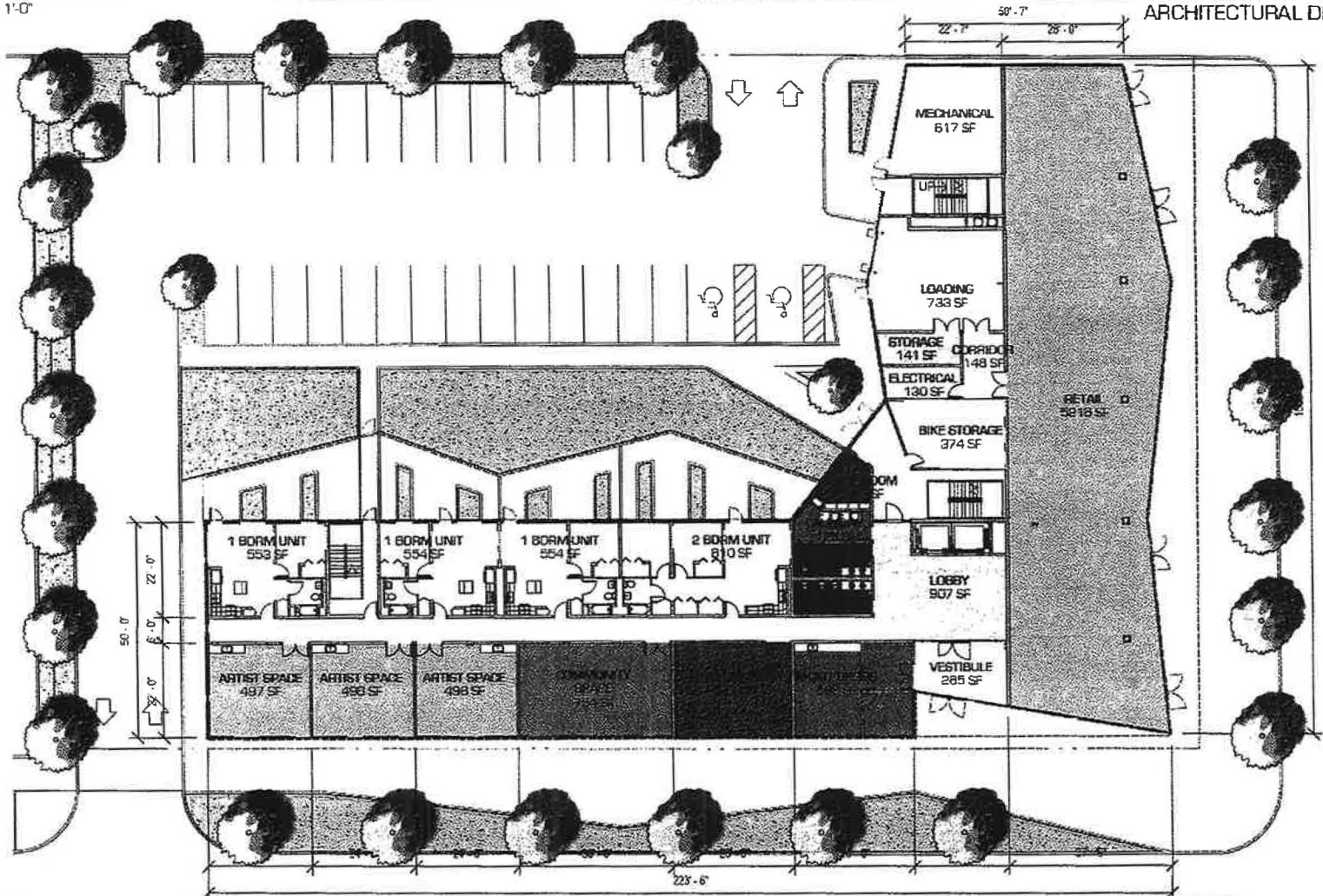
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# FIRST FLOOR PLAN

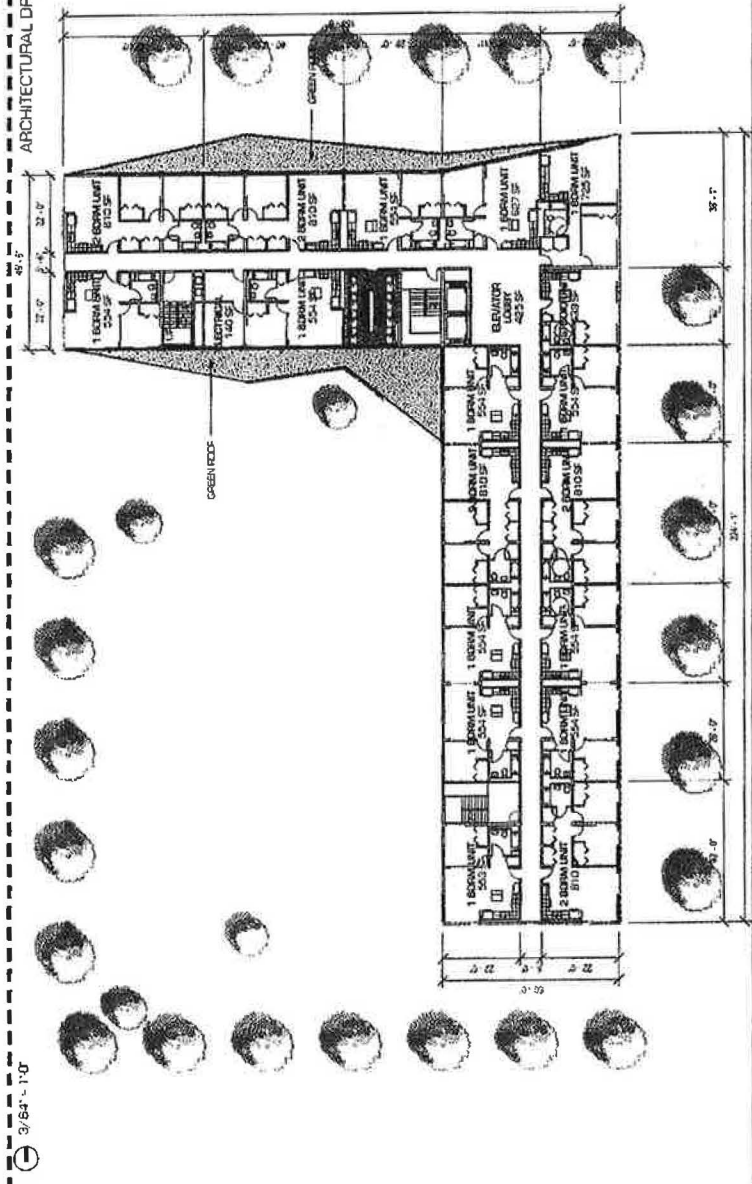
ARCHITECTURAL DRAWINGS

3/64" = 1'-0"



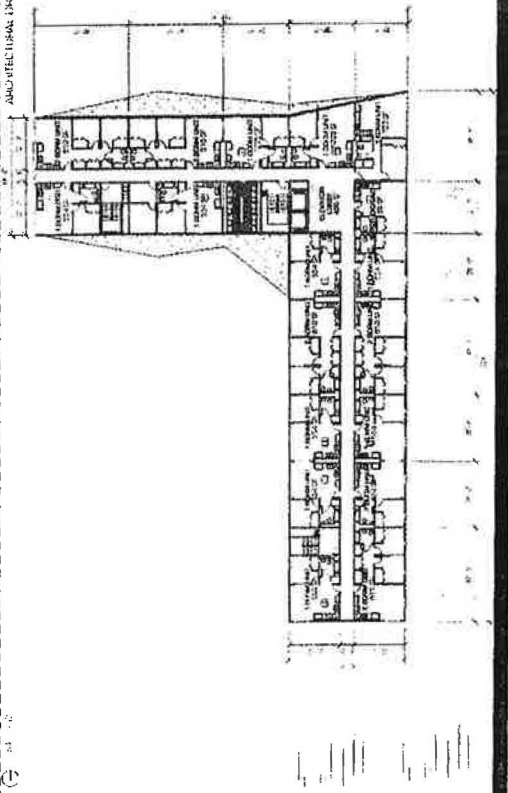
# SECOND FLOOR PLAN

ARCHITECTURAL DRAWINGS



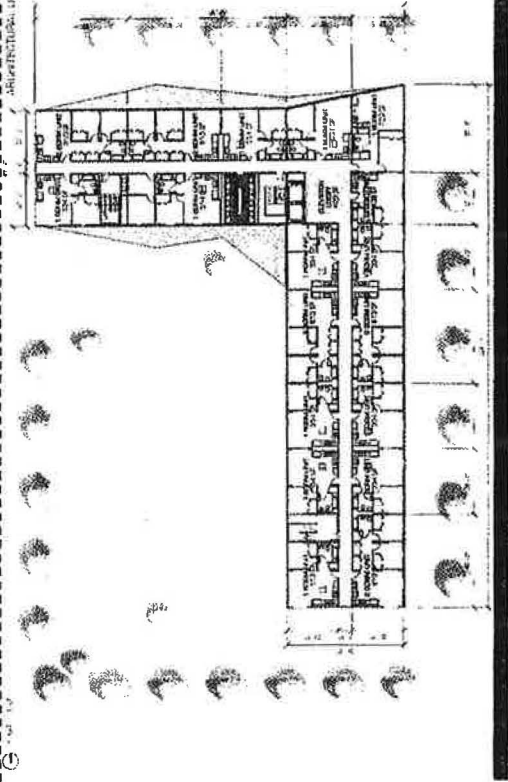
# FOURTH FLOOR PLAN

ARCHITECTURAL DRAWINGS



# THIRD FLOOR PLAN

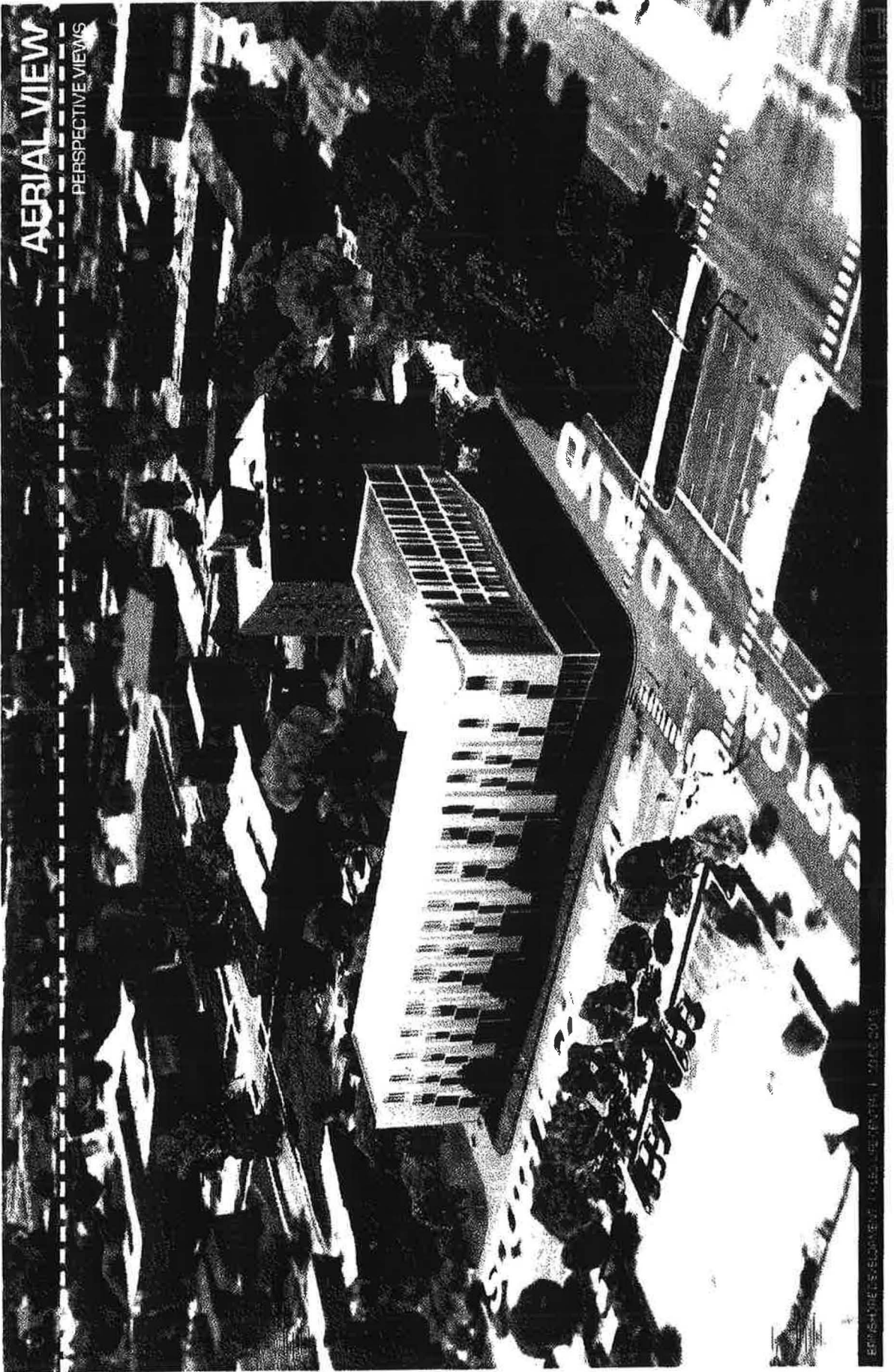
ARCHITECTURAL DRAWINGS





AERIAL VIEW

PERSPECTIVE VIEWS



**Brin Life Center, LLC  
666 Dundee Road, Suite 1102  
Northbrook, Illinois 60062  
(224) 927-5057**

May 19, 2017

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

**BY CERTIFIED MAIL**

**RE: Life Center Artist Residences**

Dear Ms. Ratner

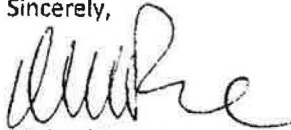
Brin Life Center, LLC is pleased to announce the development of a property located at the southwest corner of Michigan Ave. and Garfield Boulevard. The four story property will contain 58 units of residential rental housing and approximately 11,000 square feet of ground floor commercial space and artist studio space.

The General Contractor for the project will be a joint venture between JJ Duffy and Safeway Construction. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing and others. Attached to this letter is a project budget, which identifies the items subject to minority business enterprise (MBE) participation of 26 percent and women business enterprise (WBE) participation of 6 percent. The attachment also includes the estimated project schedule and contact information for the general contractor.

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).

Brin Life Center, LLC is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities.

Sincerely,



Michael Roane  
Brin Life Center, LLC

CC: Tamra Collins, DPD