

**City of Chicago
Department of Housing and Economic Development**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
August 9, 2011**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name: 109th / Western Commercial

Applicant Name: CP MOK Properties, LLC
(Christopher Pappas, Owner)

Project Address: 10900 S. Western

Ward and Alderman: 19th Ward, Matt O'Shea

Community Area: Morgan Park Community Area

Redevelopment Project Area: Western Ave/Rock Island TIF

Requested Action: TIF Developer Designation

Proposed Project: Construction of approximately 4,500 Sq. Ft. commercial building that will be leased out to a Home Run Inn Pizza establishment, with approximately 20 parking spaces. The building will be brick block and include green features.

TIF Assistance: \$350,000.00

II. PROPERTY DESCRIPTION

Address: 10900 S. Western

Location: Southwest corner of South Western Ave. and West 109th Street.

Tax Parcel Numbers: 24-13-423-017, -019, -078, -79.

Land Area:	Approximately 11,250 sq. ft.
Current Use:	The site is currently has two vacant parcels and a parcel with a small office building.
Current Zoning:	B1-1
Proposed Zoning:	B1-1
Environmental Condition:	No environmental issues, Clean, per Phase I dated February 14, 2007

III. BACKGROUND

The Morgan Park Community is located on the City's southwest side. The community is generally bounded by 107th street on the north, Halsted Street on the east, 119th Street on the south, and Fairfield Avenue on the west. Morgan Park is home to significant institutions and venues, including the Beverly Arts Center, The historic 111th Street train station on the Rock Island District, Morgan Park Academy.

Morgan Park is a veritable treasure trove of historic and architecturally significant homes. Designs by Frank Lloyd Wright, as well as those of his pupil, Walter Burley Griffin, are well represented here. Though the residential areas of the community are generally well maintained there have been an increasing number of foreclosures and vacancies, as the real estate collapse endures.

To the north of Morgan Park, within the Beverly are, there has been a significant private investment and development of one commercial corner. However that investment has not trickled down to Morgan Park, especially along the Western Avenue commercial frontage. The south end of Western Avenue suffers from vacancies and temporary retail uses. The Blockbuster on the SEC of 109th/Western recently closed, leaving yet another gap in the commercial scene. There has been no investment by national or name brand retailers in years. If this project is approved, this would be the first project for the Western Avenue/Rock Island TIF, which was designated in 2006.

Chris Pappas and Daniel Costello (President, Home Run Inn) met about the possibility of bringing Home Run Inn to the Morgan Park community. Though Home Run Inn felt the Morgan Park community would be a good market for their restaurant they were concerned about the size of the available sites; most of their locations include banquet facilities and the Morgan Park site is not large enough to accommodate a banquet facility. Several locations were discussed, however the corner of 109th and Western stood out as the best location for the operation of a successful restaurant that will compliment with the surrounding community. Mr. Pappas

purchased the Southeast corner lot of Western and 109th street, but needed to assemble additional adjacent parcels in order to make the project feasible. Mr. Pappas was able to negotiate with the owner of the adjacent building, a dentist office, assemble the required land in order to satisfy the space requirements of a modified Home Run Inn restaurant and entered into a build to suit contract where CP MOK Properties LLC would own the property and lease it to Home Run Inn. The dentist office relocated a few blocks away to 104th/Western and will continue to operate in the area from that location. The cost of the relocation was contemplated in the sales price of the building.

This project is within the 19th Ward, in the Morgan Park Community area, within the Western Avenue/ Rock Island TIF. The Western Avenue/Rock Island TIF was designated under the conservation area qualification and its goals are to prevent the area from becoming blighted and so projects such as this that shore up the commercial base of the community, are within the project area goals. The 350 acre district is characterized by predominately commercial land uses with a mix of residential and institutional properties along with various public open spaces. The district is intended to revitalize several underutilized areas within the Beverly and Morgan Park communities by providing a mechanism that fosters private investment. Its main goals are to rehabilitate outdated and obsolete commercial structures for continued commercial uses, to create new retail facilities on underutilized and vacant land, and to promote infill development where appropriate.

This project is in compliance with the Western Avenue/Rock Island TIF Plan goals and objectives by encouraging new commercial development in appropriate locations; encouraging private investment, especially new development on vacant and underutilized lots with the Project Area. To date there have been several public projects completed or in the planning stages financed by the Western/Rock island TIF: a Small Business Improvement Fund program; the construction of Firemen's Memorial Park; improvements to Morgan Park High School and various American's with Disability Access compliance programs. As noted previously this will be the first private development assisted by TIF in this area. All of these project are in accordance with the goals of the TIF plan, such as improving public facilities and the attraction of new business.

The project also conforms and compliments the surrounding commercial/retail corridor along the Western Avenue retail frontage and as previously stated is the first new development in the Western Avenue/Rock Island TIF.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: CP MOK Properties LLC.

Chris Pappas is a lifelong Beverly/Morgan Park resident and established businessman. He has over 30 years of construction experience in residential and commercial. Mr Pappas owns several other buildings in the neighborhood and is a trader at the Chicago Board of Trade. His company

is CP MOK Properties LLC (Chicago GC Lic# GC027133-1). His office is located at 141 W. Jackson #4236 Chicago, IL 60604. Some of his projects include: the historically sensitive reuse of the former Christian Science Reading Room into a Starbucks, located at 1933 W. 103rd St.; an office/commercial building rehabilitation at 10400 -12 S. Western; 8220 Cass, Darien, a collection of townhomes; and the Belmont Square Townhome development in Morgan Park.

Consultants:

Architect& Environmental Consultant:

Vari Architects
824 N. Racine
Chicago, IL 60642

Attorney:

Ralph DeAngelis
267 Churchill Place
Clarendon Hills, IL 60514

V. PROPOSED PROJECT

Project Overview: The redevelopment site consists of approximately 11,250 square feet which consists of four parcels, two vacant parcels right at the corner of Western and 109th street, and two adjacent parcels that consist of a 1,500 square foot building that houses a dental office and additional vacant space. The site is located at the southwest corner of South Western Avenue and West 109th Street within the boundaries of the Western Avenue/Rock Island TIF District. The entire site is owned by Chris Pappas, President of CP MOK Properties LLC.

The Developer proposes the construction of a single story, 20 foot high, and 4,500 square foot restaurant and will include approximately 20 parking spaces. The building will be brick and limestone in order to match the historical integrity of Morgan Park. The site will be professionally landscaped and will incorporate Green features such as a green and solar reflective roof, rainwater retention barrels, installation of bike racks, hand dryers, self metering faucets, heat pumps, environmentally friendly refrigerants, recycling bins, use of locally manufactured materials, perform building flush, use of low VOC adhesives and paints, high efficiency air filters, electrical occupancy sensors, and energy efficient lighting.

Home Run Inn Pizza is a Chicago staple that has been operating since 1923 and is owned by the Perillo Family. They own eight other restaurant locations throughout Chicago area and have expanded their business into the frozen pizza product line. DHED feels that having a recognized name brand retailer occupy a key intersection will serve as a catalyst for further development along Western Avenue. Since Home Run Inn will be a tenant, they will not be represented at CDC and only the developer will be present.

VI. FINANCIAL STRUCTURE

The City, through the Department of Housing and Economic Development, intends to reimburse

the Developer for a portion of their TIF Eligible costs in an amount not exceed the lesser of \$350,000.00 or 23% of the Total Costs, currently estimated to be \$1,551,000. The City's assistance will be provided as a reimbursement for eligible costs which include Acquisition, Site Prep, and miscellaneous Soft Costs and will be provided in three annual payments upon completion of the project. The assistance will be made from available area wide increment within the Western Avenue/Rock Island TIF.

The TIF assistance is necessary in order to make the project financially feasible. Due to the unwillingness of the lending institutions to take any risks when loaning to businesses, especially smaller developers, the banks are unwilling to fund the project at anything more than the 60-70% range for any long term debt. The developer can put \$300,000 of equity into the deal but that still leaves a significant funding gap. The bank was willing to loan based on the TIF note as collateral for a very short term repayment, hence the 3 year repayment schedule. Even if the developer could obtain long term financing of a TIF note or additional financing, the increased cost of the project debt service and the rent they were able to negotiate make the deal financially unsound. Without TIF assistance the cap rate for the building is .08%; with TIF assistance the cap rate is 9.5%.

Home Run Inn will pay \$27/ft for the space. This rent is in line with the rents being offered to other commercial properties in the area currently vacant, and more than the rent in other commercial locations in many suburbs where newly constructed vacant space exists. Home Run Inn negotiated a rent that is in line with what is financially feasible for them given their sales projections for this location and the loss of revenue due to the inability to build their banquet facility at this location.

Sources and Uses of Funds:

Sources	Amount	% of Total Sources
Developer Equity	\$300,000	19%
TIF backed loan	\$350,000	23%
Lender Financing	\$901,000	58%
Total Sources	<u>\$1,551,000</u>	
Total Square Footage of Retail Space		4,500
Uses	Amount	\$/SF of Retail Space*
Land Acquisition	\$580,000	\$128.89
Hard Costs		
Demolition	\$20,000	\$4.44
Hard Construction	\$525,000	\$116.67

Brick	\$120,000	
Foundation	\$30,000	
Asphalt/Parking	\$45,000	
HVAC	\$40,000	
Electric	\$50,000	
Other	\$245,000	
Environmental	\$15,000	\$3.33
Hard Cost Contingency		
Total Hard Costs	\$1,140,000	\$253.33

Soft Costs/Fees	Amount	\$/SF of Retail Space*	% Total Project Costs
Architect	\$30,000	\$6.67	1.93%
Interest Taxes	\$20,000	\$4.44	1.29%
Real Estate Fees	\$44,000	\$9.78	2.84%
Contractor Fees	\$175,000	\$38.89	11.28%
Permitting	\$20,000	\$4.44	1.29%
Engineering	\$15,000	\$3.33	0.97%
Site Prep	\$25,000	\$5.56	1.61%
Title Fees	\$10,000	\$2.22	0.64%
Allowance	\$32,000	\$7.11	2.06%
Soft Cost	\$10,000	\$2.22	0.64%
Build out	\$30,000	\$6.67	1.93%
Total Soft Costs	\$411,000	\$42.24	26.50%

Total Uses **\$1,551,000**

*Project is 4,500 square feet of commercial space

VII. PUBLIC BENEFITS

The proposed project will provide the following 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. Current annual property taxes: \$9,350.00.

Projected property taxes with new project: +\$20,000.00 annually.

Sales Taxes: The project will increase in sales tax revenue given that a new restaurant would replace the current underutilized and vacant site.

Environmental Features: The project will incorporate various green elements such as

professionally landscaped, a green and solar reflective roof, rainwater retention barrels, installation of bike racks, hand dryers, self metering faucets, heat pumps, environmentally friendly refrigerants, recycling bins, use of locally manufactured materials, perform building flush, use of low VOC adhesives and paints, high efficiency air filters, electrical occupancy sensors, and energy efficient lighting.

Permanent Jobs: The project is estimated to generate 10 full time jobs and 25 part-time jobs. Home Run Inn will meet with representatives of the DHED Workforce and Training unit to discuss training opportunities. The DHED's Workforce Development Division will be working in this project on job placement and training.

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

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

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

VIII. COMMUNITY SUPPORT

Alderman Matt O'Shea endorses the project and has provided a letter of support (see exhibits for copy). The following community organizations have endorsed the project: Beverly Area Planning Association, and the Southwest Beverly Improvement Association. (See exhibits for copies of support letters). There is no community apposition to this project.

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the Western Avenue/Rock Island Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan by encouraging new commercial development in appropriate locations; encouraging private investment, especially new development on vacant and underutilized lots with the Project Area. The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of Home Run Inn. The proposed project also conforms to the plan's land use map, which calls for commercial development at the

subject site.

X. CONDITIONS OF ASSISTANCE

If the proposed resolution is approved by the CDC, HED 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 HED 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, the developer has 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 Housing and Economic 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 HED recommends that the CDC recommend to the City Council the designation of CP MOK Properties, LLC as Developer for the construction of approximately 4,500 sq. ft. of commercial space in a one story structure that includes approximately 20 parking spaces at 10900 S. Western Avenue.

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

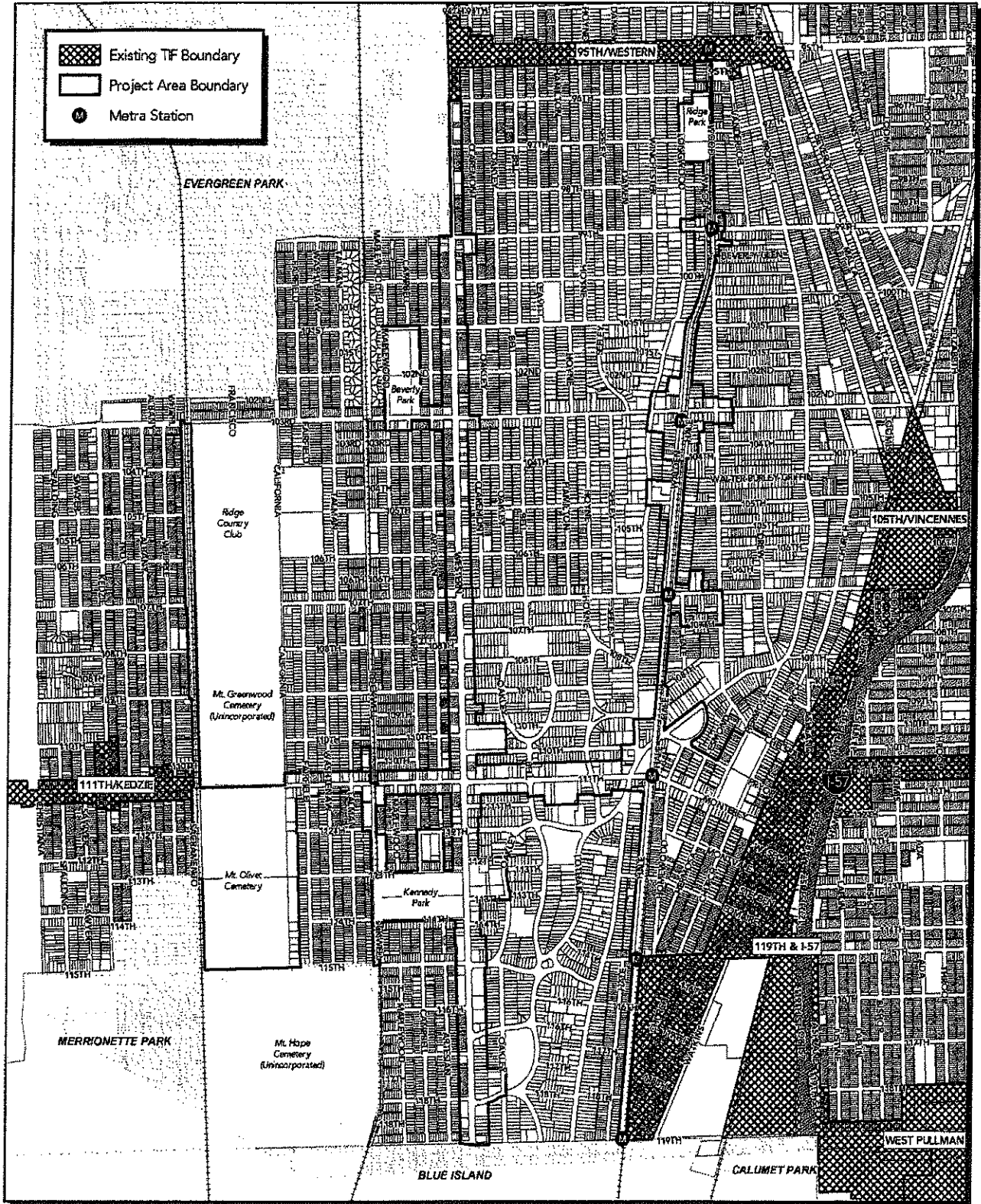
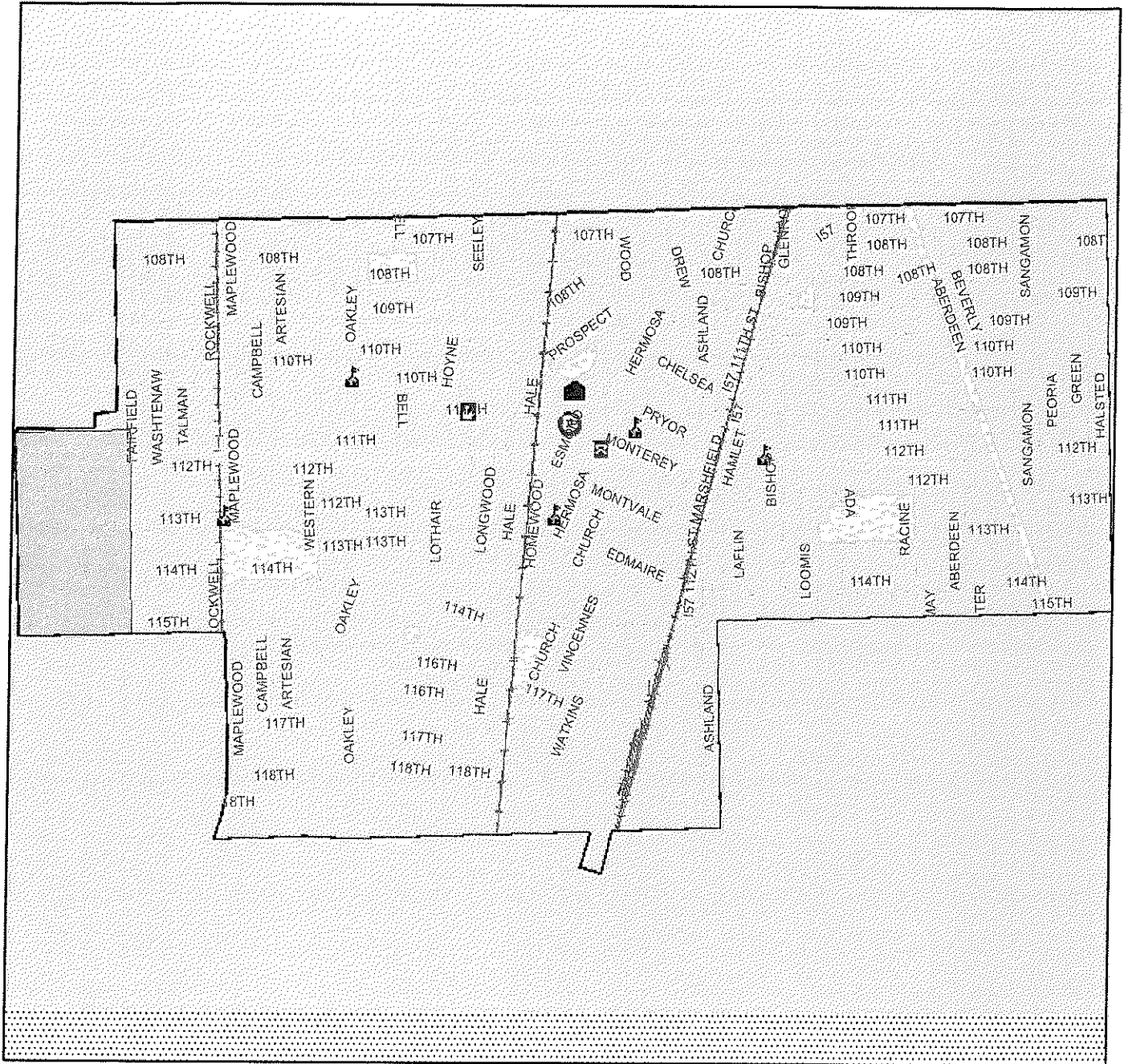


FIGURE 2. ADJACENT TIF DISTRICTS



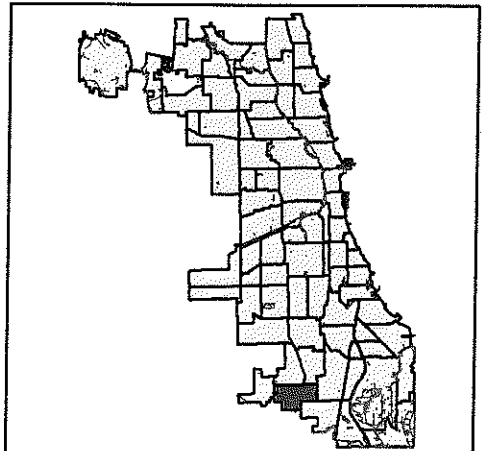


MORGAN PARK



Legend

	Firehouses		CTA Lines
	Hospitals		Blue Line Subway
	Libraries		Blue Line Elevated/At-Grade
	Police Facilities		Brown Line
	Schools		Brown, Purple Lines
	U.S. Post Offices		Green Line
	Railroads		Green, Orange Lines
	Cemeteries		Pink, Brown, Purple, Orange Lines
	Parks		Pink, Brown, Purple, Orange, Green Lines
			Orange Line
			Purple Line
			Red Line Subway
			Red Line Elevated/At-Grade
			Red, Purple Lines
			Red, Purple, Brown Lines
			Yellow Line



PLAT OF SURVEY

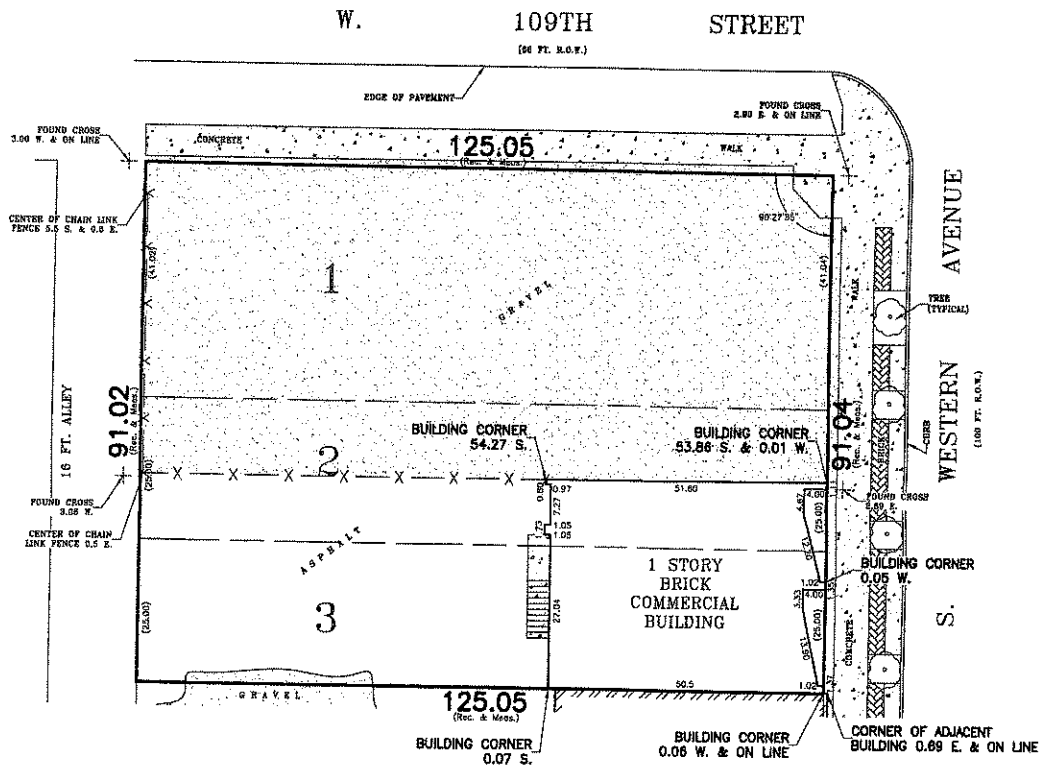
of

LOTS 1, 2, AND 3 IN SOUTH TOWN, A RESUBDIVISION OF LOTS 1 TO 9, 18 TO 24, INCLUSIVE IN BLOCK 1, LOTS 1 TO 9 AND 18 TO 24 IN BLOCK 2 AND LOTS 1 TO 32 IN BLOCK 3, LOTS 1 TO 28 IN BLOCK 4, LOTS 5 TO 28 IN BLOCK 5, LOTS 1 TO 32 IN BLOCK 6, LOTS 7 TO 19 IN BLOCK 7 AND LOTS 7 TO 19 IN BLOCK 8 IN FIREMAN'S INSURANCE COMPANY ADDITION TO MORGAN PARK, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 10900-08 S. WESTERN AVENUE, CHICAGO, ILLINOIS.



SCALE: 1"=20'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
S.S.
COUNTY OF COOK)

SURVEY ORDERED BY: JOHN DUNNETT
I, JOSEPH P. MAIKSICAL, AS AN EMPLOYEE OF PREFERRED SURVEY, INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 60 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
5TH DAY OF MARCH A.D. 2011

MY LICENSE EXPIRES ON 11/30/12

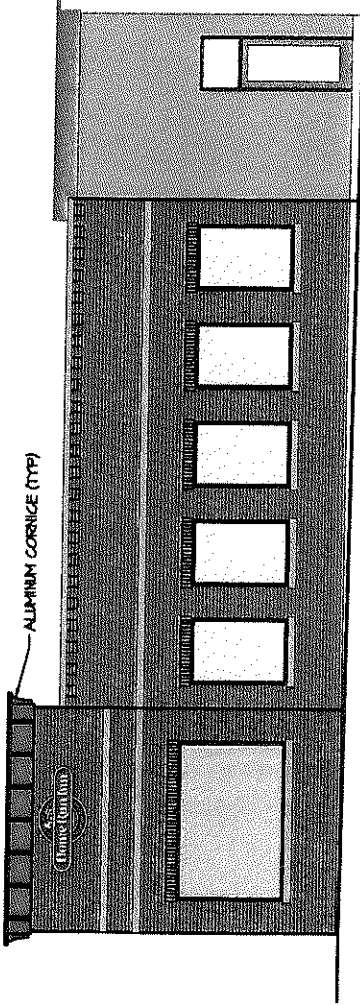
P.S.L. NO. 1193152

Professional Design Registration #184-092795

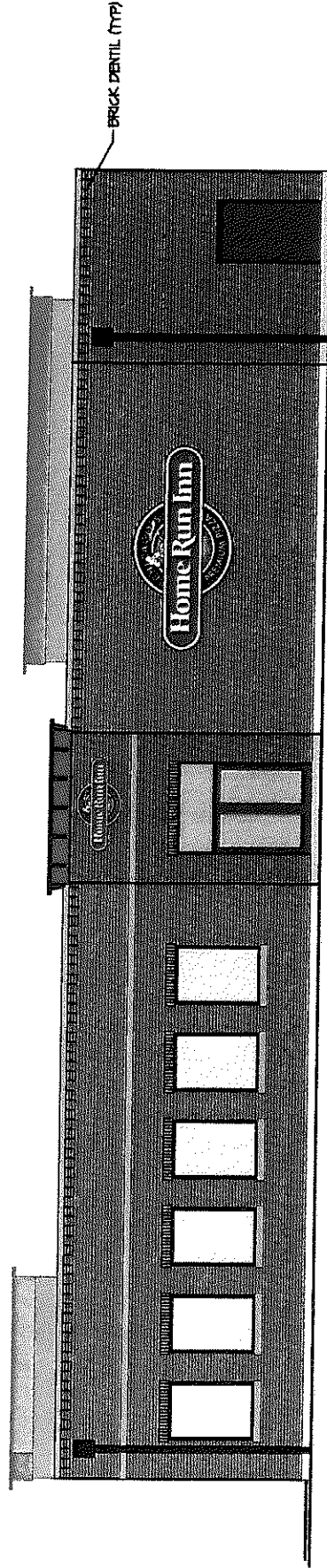
PREFERRED SURVEY, INC.
7845 W. 79TH STREET, BRIDGEVIEW, IL, 00455
Phone 708-458-7845 / Fax 708-458-7855
www.psesurvey.com

Field Work Completed	03/07/11	FLD CREW:	KS/CD
Land Area Surveyed	11,384.2 Sq. Ft.	CAD:	SR
Drawing Revised			

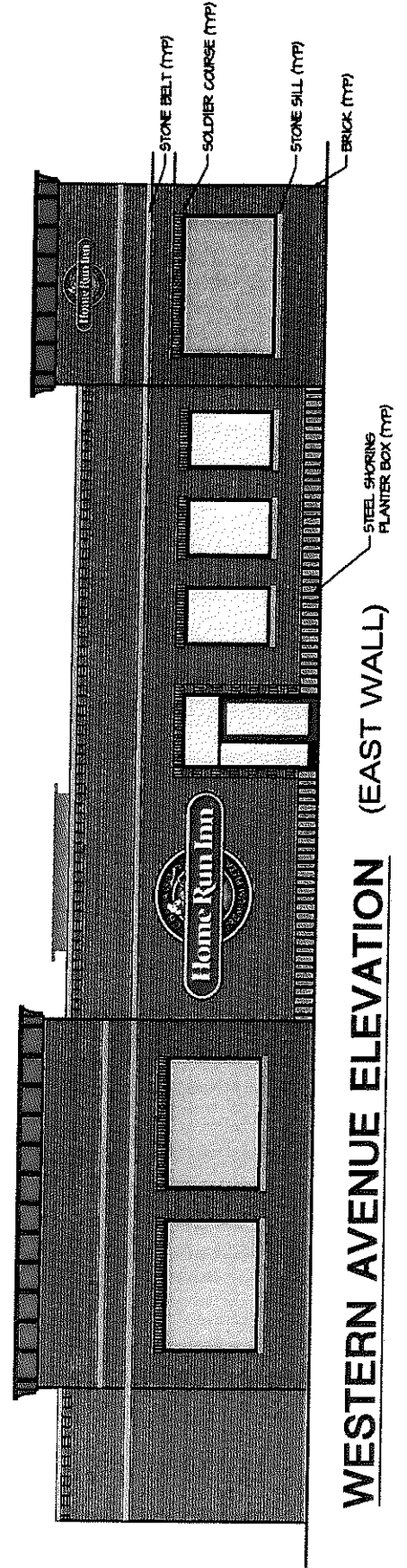




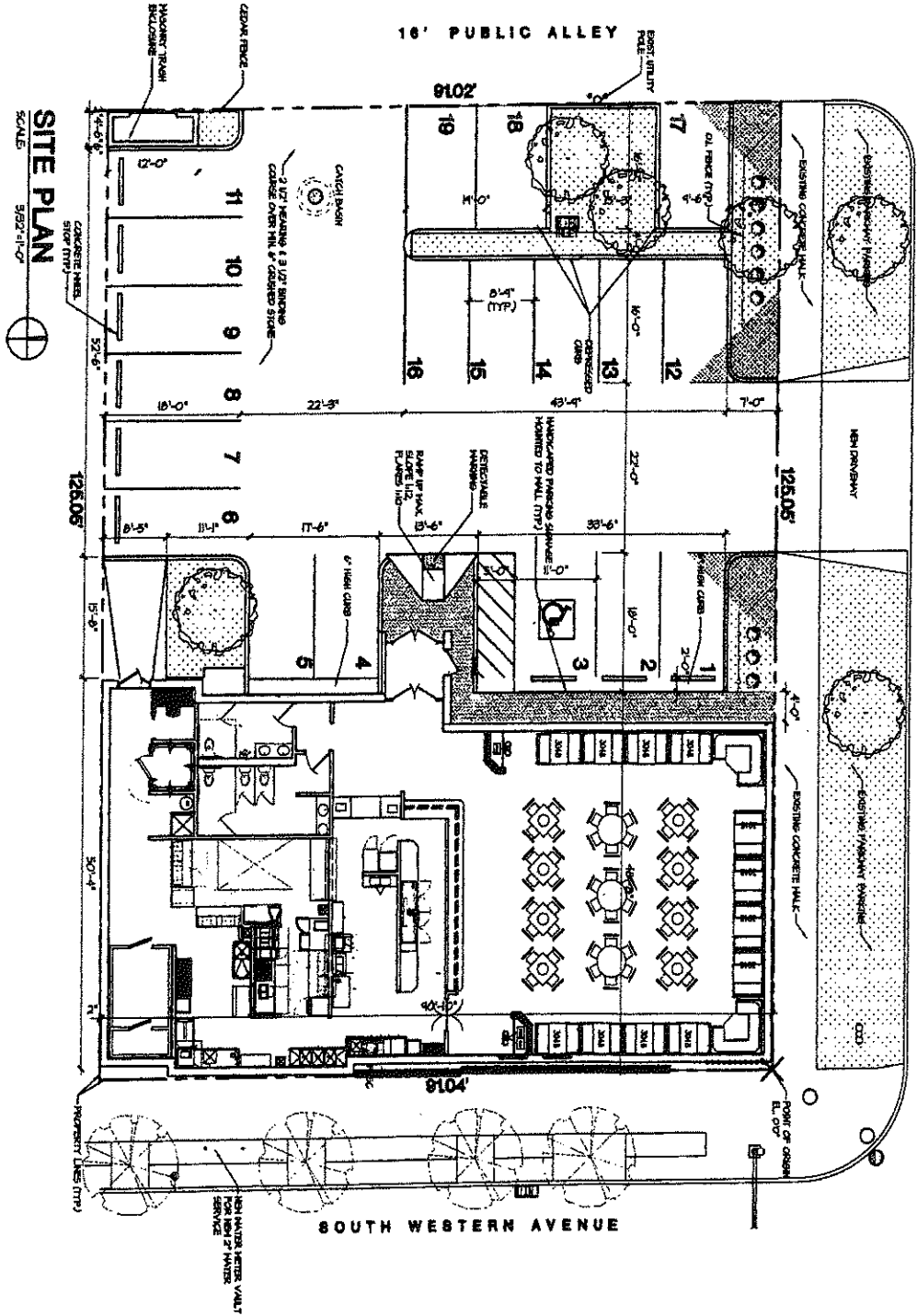
109TH ELEVATION (NORTH WALL)



PARKING LOT ELEVATION (WEST WALL)



WESTERN AVENUE ELEVATION (EAST WALL)



SITE PLAN
SCALE 3/8\" = 1'-0\"

HOME RUN INN PIZZERIA
10904 SOUTH WESTERN AVENUE
CHICAGO, ILLINOIS

DATE	3/2/11
DESIGN BY	
JOB NO.	
PROVISIONS	
SCALE	AS NOTED

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design firm registration #154-005041

Home Run Inn – Beverly

Green Building highlights

1. Selected location of development close to public transportation (less than 1 mile from 2 metra stops & multiple CTA bus stations)
2. Filter portion of rainwater falling on parking lot with a vegetave filter strip and delay peak discharge into the storm sewer
3. Install rain barrel to capture rainfall water from the roof
4. Reduce use of potable water for landscape irrigation by using captured rainwater
5. Install extensive green roof over areas of roof to help reduce urban heat island effect
6. Coat remainder of roof with solar reflective coatings to help reduce urban heat island effect
7. Install baffles on parking lot lights to minimize light pollution
8. Ask the city to approve installation of bike racks along public way to encourage bicycling
9. Install electric hand dryers to reduce paper waste
10. Install self metering faucets in public restrooms to prevent waste of potable water
11. Use heat pumps as primary method for heating water, to reduce cooling load in kitchen & capture otherwise wasted energy
12. Use environmentally friendly refrigerants in cooling system
13. Provide trash area with a separate bin for collecting recyclables
14. Use materials extracted, processed or manufactured locally as possible
15. Perform building flush out before permanent occupancy to improve indoor air quality
16. Use low VOC adhesives, sealants, and paint to improve indoor air quality
17. Install high efficiency air filters in mechanical systems to improve indoor air quality
18. Install occupancy sensors in all areas of building to reduce electricity waste
19. Provide windows around the dining area to harvest daylight and reduce electricity use
20. Install energy efficient lighting to reduce electricity use
21. Plant trees in parking lot to provide shade and reduce urban heat island effect

CP MOK PREOPERTIES
ORGANIZATIONAL CHART - BOARD OF DIRECTORS

CP MOK PROPERTIES LLC is 100% owned and operated by Chris Pappas.

CP MOK PROPERTIES LLC has zero employees other than Chris Pappas.

Chris Pappas is the President of CP MOK PROPERTIES LLC.

Chris Pappas is the sole Director of CP MOK PROPERTIES LLC.

July 25, 2011

Paul Cerpa
Hispanic American Construction Industry Association
901 W. Jackson Blvd. STE 205
Chicago, IL 60607

BY CERTIFIED MAIL

Re: 10900 S. Western Ave.

Dear Mr. Cerpa:

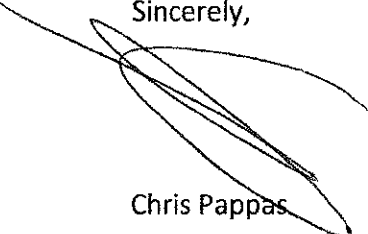
CP MOK Properties LLC is pleased to announce the redevelopment of the property located at 10900 S. Western Ave, Chicago Illinois. The property consists of a vacant parcel and a 1,500SF commercial building that will be redeveloped into a 4,500 SF sit down, pizza restaurant with on-site parking.

CP MOK Properties LLC is the developer/general contractor for the project. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing, and others. Attached to this letter is the project budget, which identifies the items subject to minority business enterprise (MBE) participation of 24 percent and woman business enterprise (WBE) participation of 4 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).

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

Sincerely,



Chris Pappas

cc: Ms. Essie Banks

Dept of Planning and Development, City of Chicago

July 25, 2011

Mr. Omar Shareef
African American Contractors Association
3901 S. State St, STE 103
Chicago, IL 60609

BY CERTIFIED MAIL

Re: 10900 S. Western Ave.

Dear Mr. Shareef:

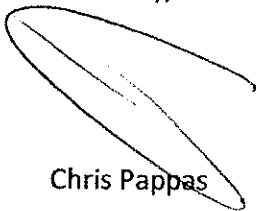
CP MOK Properties LLC is pleased to announce the redevelopment of the property located at 10900 S. Western Ave, Chicago Illinois. The property consists of a vacant parcel and a 1,500SF commercial building that will be redeveloped into a 4,500 SF sit down, pizza restaurant with on-site parking.

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Sincerely,

A handwritten signature in black ink, appearing to read "Chris Pappas", written over a large, light-colored oval shape.

Chris Pappas

cc: Ms. Essie Banks

Dept of Planning and Development, City of Chicago

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CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CHICAGO IL 60630 OFFICIAL USE

Postage	\$ 00.44	0041
Certified Fee	\$2.85	15 Postmark Here
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 03.29	07/25/2011

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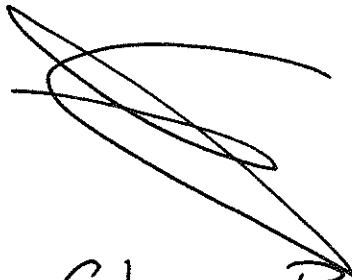
To: Will Edwards, DHED Division of Workforce Solutions
CC: DHED Deputy Commissioner
Developer
From: DHED Project Manager
Subject: Project Notification

This project consists of the construction of a 4,500 SF single tenant Home Run Inn Pizza. The project is located in the 19th Ward. Alderman Matthew O'Shea is aware of the project and is supportive.

CP MOK Properties LLC is the developer owner of the project and will lease the building to Home Run Inn Pizza. CP MOK Properties will provide you with the names and contact information for the tenant, and will require that they submit the EPNA form directly to you.

When the completed EPNA form is returned to DHED, a member of Workforce Solutions staff will make arrangements to meet with the tenant or thier designated human resources representative develop an employment plan, where applicable.

The developer contact is Chris Pappas, President. His phone number is 773-354-3087.



Chris Pappas

The Northern Trust Company
One Oakbrook Terrace
Oakbrook Terrace, Illinois 60181
(630) 932-6999



Northern Trust

Sterling M. Sullivan
Vice President and Senior Relationship Manager

Sterling M. Sullivan
Vice President
630 932 6999
sms19@ntrs.com

To Whom It May Concern:

This correspondence is in response to a request by Chris S. Pappas/CPMOK LLC an existing customer of The Northern Trust Company. We have extended credit to Mr. Pappas and to date we are pleased with the relationship. We view our favorable association with Mr. Pappas as one of our top relationships.

As a Private Banker and Senior Relationship Manager within the Personal Financial Services area of The Northern Trust and the Account Manager responsible for Mr. Pappas's overall relationship, we are in the process of reviewing CPMOK's current request. At this preliminary stage, we are interested in assisting with the financing of the project located at 10900 S. Western Ave., in Chicago, IL.

Sincerely,



Sterling M. Sullivan
The Northern Trust Company



Beverly Area
Planning Association

11107 S. Longwood Drive | Chicago, Illinois 60643
p 773.233.3100 | f 773.233.0869 | www.bapa.org

BAPA. Neighbors helping neighbors.

Commissioner Andrew Mooney
City of Chicago
Department of Housing and Economic Development
121 N. LaSalle, Room 1000
Chicago, Illinois 60602

June 10, 2011

Dear Commissioner Mooney,

The Beverly Area Planning Association (BAPA) is a not-for-profit community-based alliance of more than a dozen civic and business groups dedicated to serving the Beverly Hills/Morgan Park neighborhood of Chicago. BAPA program areas include community safety, housing, historic preservation, school support, and business development.

BAPA is in full support of CP-MOK Properties, LLC receiving Western/Rock Island TIF funds for their project, Home Run Inn Pizza at 109th and Western Avenue. We believe this will be a very popular addition to the Beverly/Morgan Park neighborhood and will enhance the redevelopment of the Western Avenue business corridor.

We urge you to move forward on this as soon as possible!

Sincerely,

A handwritten signature in cursive script that reads "Marcia Walsh".

Marcia Walsh
Coordinator of Economic Development



Commissioner Andrew Mooney
City of Chicago
Department of Economic Development
121 No LaSalle Room1000
Chicago, Il 60602

June 23rd,2011

Dear Commissioner Mooney,

The SWBIA (Southwest Beverly Improvement Association) is one of many community organizations located in Beverly. We serve the people of our area as a volunteer organization that helps inform our residents about events and activities happening in our section of Beverly.

Upon hearing that the CP-MOK Properties LLC was contemplating on developing their property located on 109th and Western Avenue. Our board of directors met and discussed this development opportunity and unanimously approved and support their desire to add a business to our community. We believe bringing a family based business at this site will be a welcome addition to our community. We also support this group in receiving any city funds that might be available to help them become an active part of our community.

Thank you for your consideration to this matter.

A handwritten signature in black ink, appearing to read 'Jim Parrilli', is written over the typed name.

Jim Parrilli
SWBIA Board President



ALDERMAN MATTHEW J. O'SHEA
19TH WARD

June 10, 2011

Andrew Mooney, Commissioner
Department of Housing and Economic Development
City Hall – Room 1000
121 North La Salle Street
Chicago, IL 60602

Dear Commissioner Mooney,

Please be advised that I am in full support of the use of Western Rock Island TIF dollars for the proposed project by CP MOK Properties LLC. This project, to be located at 10900 S Western, will be a newly constructed Home Run Inn Pizza. This new construction will enhance a corner that has been vacant for many years. The business will bring new jobs and create a new vitality for the commercial strip.

Your cooperation with expediting this project would be greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Matthew J. O'Shea".

Matthew J. O'Shea
Alderman, 19th Ward

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

RESOLUTION NO. __ - CDC -

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH CP MOK PROPERTIES LLC**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF CP MOK PROPERTIES LLC
AS DEVELOPER**

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

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

WHEREAS, the City Council, upon the Commission's recommendation pursuant to Resolution __-CDC-__ and pursuant to the Act, enacted three ordinances on August 9, 2011 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Western Avenue/Rock Island 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, CP MOK Properties LLC (the "Developer"), has presented to the City's Department of Housing and Economic Development ("HED") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the construction of approximately 4,500 sq. ft. of commercial space in a one story structure that includes approximately 20 parking spaces at 10900 S. Western Avenue. (the "Project"); and

WHEREAS, HED requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that HED 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 HED 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: _____, 2011

Attachment: Exhibit A, Street Boundary Description

EXHIBIT A

Street Boundary Description of the
Western Avenue/Rock Island Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by West 95th Street on the north, South Church Avenue on the east, West 119th Street on the south, and South Sacramento Avenue on the west.