

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 14th Day of May 2005 with the original resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

Dated this 14th Day of June 2005


EXECUTIVE SECRETARY
Jennifer Rampke

05-CDC-65

8800259

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

RESOLUTION NO. 05- CDC -65

**AUTHORITY TO PUBLISH NOTICE
OF THE INTENTION OF THE CITY OF CHICAGO (THE "CITY")
TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH
CITYESCAPE GARDEN & DESIGN, LLC
WITHIN THE
KINZIE INDUSTRIAL CONSERVATION TIF REDEVELOPMENT PROJECT AREA
(THE "AREA")**

AND

**FOR THE USE OF INCREMENTAL TAXES
AND/OR TAX INCREMENT FINANCING BOND PROCEEDS FOR THE
REDEVELOPMENT OF PROPERTY GENERALLY LOCATED WITHIN THE AREA**

AND

TO REQUEST ALTERNATIVE PROPOSALS

AND

**TO RECOMMEND TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
THE DESIGNATION OF
CITYESCAPE GARDEN & DESIGN, LLC
AS THE DEVELOPER IF NO OTHER
RESPONSIVE ALTERNATIVE PROPOSALS ARE RECEIVED**

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 98-CDC-26 and pursuant to the Act, enacted three ordinances on July 10, 1998 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Kinzie Industrial Conservation 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, the City Council, upon the Commission's recommendation pursuant to Resolution 03-CDC-35, authorized a negotiated sale on July 29, 2003 between the City and City Escape Garden & Design, LLC (the "Developer") for the parcels in the Area generally located at 3022 W. Lake Street and described on Exhibit A hereto (the "Disposition Parcels") for \$150,000; and

WHEREAS, the site preparation required for redevelopment of the Disposition Parcels has been determined to be more extensive than anticipated, causing the redevelopment costs to be substantially more than anticipated; and

WHEREAS, the Developer has presented to the City's Department of Planning and Development ("DPD") a proposal for redevelopment of the Disposition Parcels that is in compliance with the Plan, consisting of the construction of a facility which will consist of approximately 16,200 sq. ft. of retail greenhouse space, design studio and ancillary support spaces with 42 parking spaces. (the "Project"); and

WHEREAS, DPD has review this proposal and has found it to be satisfactory and in conformance with the Plan; and

WHEREAS, pursuant to Section 5/11-74.4-4(c) of the Act, the City may not enter into any agreement relating to the development of City-owned property within the Area without first making public disclosure of the terms of such agreement and all bids and proposals related thereto and providing reasonable opportunity for any person to submit an alternative proposal or bid; and

WHEREAS, DPD previously published notice of its intention to enter into a negotiated sale of the Disposition Parcels to the Developer, but did not anticipate providing tax increment financing assistance at that time; and

WHEREAS, DPD requests the authority of the Commission to publish notice substantially in the form set forth as Exhibit B hereto (the "Notice") in the Chicago Sun-Times or the Chicago Tribune, being newspapers of general circulation within the Area; 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, if no responsive alternative proposals are received by DPD within thirty (30) days after publication

of the first Notice; 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 authorizes DPD to publish the Notice.
- Section 3. 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, so long as no responsive alternative proposals are received by DPD within the time recited above.
- Section 4. DPD is hereby authorized to advertise the City's intent to negotiate the sale and redevelopment of the Disposition Parcels and to request responsive alternative proposals.
- Section 5. Said proposals must be submitted in writing to Denise Casalino, Commissioner, Department of Planning and Development, Attn: Mary Bonome, City Hall- Room 1006, 121 North LaSalle Street, Chicago, Illinois 60602 within 30 days of the date of the first publication of the Notice and shall contain names of parties, offer prices for the Disposition Parcels, evidence of financial qualifications, and a timetable for redevelopment before said proposal will be considered.
- Section 6. In the event that no responsive proposals are received at the conclusion of the advertising period, or if alternative proposals are received and DPD in its sole discretion determines that the Developer's Project is the best proposal, then the sale of the land described in **Exhibit A** shall be recommended to the City Council without further Commission action.
- Section 7. 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 8. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 9. This resolution shall be effective as of the date of its adoption.
- Section 10. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: June 14, 2005

Attachments: Exhibit A, PINs and Street Addresses of Disposition Parcels and TIF Area
Street Boundary Description
Exhibit B, Form of Notice Requesting Alternative Proposals

**CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
PROJECT SUMMARY FORM**

Project Name: CityEscape Garden and Design Center, LLC
 Project Location or Address: NE corner of Albany and Lake Street
 Redevelopment Area: Kinzie Industrial Corridor
 Ward and Alderman: Alderman Madeline Haithcock, 2nd Ward
 Developer/Applicant: Connie Rivera sole owner of City Escape Garden and Design Center, LLC
 Lead Division: Community Development West
 Project Manager: Colleen Stone Phone: 744-8931
 Deputy Commissioner: Mary Bonome/Bob Kunze Phone: 744- 9413

Type of Project: Construction of retail garden center and greenhouse

Type of Action: TIF Financing \$425,000

| Required Approvals: | <u>Type of Approval</u> | <u>Status</u> | <u>Date</u> |
|---------------------|-------------------------|---------------|-------------|
| | CDC | Target | June 2005 |
| | City Council Intro | Target | July 2005 |

Background

- Connie Rivera created CityEscape Garden & Design LLC as a start up company and is currently located at 300 N. Central Park Ave. and is leasing space from the Park District.
- The Developer proposes to develop and operate a garden center and design studio in plant and garden accessories, retail sales, and design services.
- Connie Rivera was approved for a negotiated sale July 2003 for the 2.2 acre parcel located at 3022 W. Lake Street for \$150,000.
- It is located near the Garfield Park Conservatory and Chicago Center for Green Technology.

Project Description

- The CityEscape Garden Center is to be constructed on the vacant site on the northeast corner of Albany and Lake Street.
- The facility will consist of approximately 16,200 sq. ft. of retail greenhouse space and ancillary support spaces and fence enclosed outdoor sales yards for year round use.
- On site parking for 42 cars will be provided.

- The site is designed to allow for future expansion with the capacity of doubling the facility.
- Will create 14 FTE jobs and 17 PTE jobs.
- TIF Justification

There is a significant amount of site preparation involved in developing the site.

The developer requests approximately \$425,000 (15.5% of TPC) for TIF eligible expenses: land acquisition, demolition, excavation, interest costs and TIF eligible relate fees. See Source and Uses attachment.

Environmental Features

- This is the first business to respond to the "Planned Green Development Initiative" developed by DPD and the Park District.
- The area is underdeveloped and vacant and will be a catalyst project for doing "Green Business" in the area.

Outstanding Issues

A final meeting will be held Thursday to review the budget and eligible expenses.

Next Steps

- CDC June 14, 2005

STAFF REPORT
CityEscape Garden and Design, LLC
Kinzie Industrial Conservation TIF Redevelopment Project Area
June 14, 2005

MS. CHAIRMAN AND MEMBERS OF THE COMMISSION:

The Resolution before you requests that the Community Development Commission take the following actions:

- (1) Authorize the Department of Planning & Development (“DPD”) to publish notice of the intention of the City of Chicago to negotiate a redevelopment agreement with, CityEscape Garden and Design, LLC (the “Developer”) within the Kinzie Industrial Conservation Redevelopment Project Area (the “Area”) and
- (2) For the use of the incremental taxes and or/bond proceeds for the redevelopment of the property generally located within the area;
- (3) To request alternative proposals; and
- (4) Recommend to the City Council of the City of Chicago (the “City”) the designation of the CityEscape Garden and Design Center, LLC as the Developer if no other proposals are received.

Purpose of Resolution

To provide Tax Increment Financing assistance for the redevelopment of a vacant property at 3022 W. Lake Street.

Background

In 2002, the Mayor’s Office, Park District and DPD developed the concept of “Green Town” which is a place for doing “Green Business” in Chicago and is part of the City’s overall strategy to enhance and improve the environment. With this new initiative as a goal, the City offered City owned property for sale to develop this area known as “Green Town” in anticipation that business and industry would be attracted to the area. The “Green Town” area is primarily located between the Garfield Park Conservatory (West Boundary) and the Chicago Center for Green Technology (East Boundary). The Project before you is one of the first responses to this initiative.

CityEscape Garden & Design LLC was a start up company and is currently located at 300 N. Central Park Ave. that is leased space from the Park District. CityEscape Garden & Design, LLC entered a negotiated sale with the City of Chicago for this property, which was approved by City Council in July of 2003. The land cost was \$150,000 with an appraised value of \$470,000. The developer received a \$320,000 discount.

Developer

Connie Rivera created CityEscape Garden & Design LLC and is currently located at 300 N. Central Park Ave., which is leased space from the Park District. The company was a start up formed in 2003 to develop and operate a garden center and design studio specializing in plant and garden accessories, retail sales and design services. Ms. Rivera served as general manager of Gethsemane Garden Center in Chicago and has served in executive level positions at the American Dietetic Association and Alzheimer's Association. She will also be the end user of this proposed new development.

Architect: DACCORD Group LLC

DACCORD Group is a resource and consulting practice serving, Owners, Developers, Contractors and A&E providers. Each of its principals, Leonard Skiba, Jerry Strum and David Gutierrez have over 25 years experience in the design, construction and development industry. DACCORD Group delivers services in Program Management, Development Management, Construction Management and Design-led Design Build.

Development Project

The CityEscape Garden Center is to be constructed on a vacant 2.2-acre site on the northeast corner of Albany and Lake Street known as 3022 W. Lake Street. The facility will consist of approximately 16,200 sq. ft. of retail greenhouse space and ancillary support spaces and fence enclosed outdoor sales yards for year round use. On site parking for 42 cars will be provided. The site is designed to allow for future expansion with the capacity of doubling the facility.

The structure will be four interconnected European manufactured specialty steel framed, glass walled and glass and metal roof greenhouses, shipped disassembled and erected on site. The green houses are designed with roof and wall vents to provide 100% ventilation. Extensive site work is required to remove the existing foundations and slabs on grade, which cover a majority of the site. The existing subgrade will need to be excavated up to 7 feet below existing grade under the building to remove unsuitable material. New stone underlayment will need to be installed to provide a suitable bearing surface for the foundations. Special foundation construction will need to be provided to mitigate settlement affects on the steel and glass structure. All site work, foundations and slabs on grade will be completed prior to the arrival of the greenhouse components for erection. Interior build out will commence after the complete greenhouse erection. Total construction schedule is 8 months from the start of demolition.

Deal Structure/Financial Assistance

There is a significant amount of site preparation involved in developing the site. The developer requests approximately \$425,000 for TIF eligible expenses: land acquisition, demolition, excavation, interest costs and TIF eligible related fees. The proposed subsidy will be made in the form of one payment to be distributed after the issuance of the certificate of completion out of increment available in the Kinze Industrial TIF. The Project will generate approximately \$ 500,000 in increment over the life of the TIF. This TIF amount represents 15.5%

of the total project costs of \$2,733,875. The TIF amount with the approved land write discount of approximately \$320,000 is 27% of the total project costs. See Sources and Uses below:

Source and Uses of Funds

| Uses | Amount | <u>\$/sf of Building</u> |
|---|--------------------|---------------------------------|
| Land Acquisition (\$1.95/Sf of Land) | \$150,000 | \$9.26 |
| Site Prep | \$422,550 | \$26.08 |
| Hard Costs | \$1,776,700 | \$109.06 |
| Soft Costs | | |
| Interest Costs (3.4%) | \$92,625 | |
| Insurance (1.4%) | \$39,000 | |
| Permit (0.7%) | \$20,000 | |
| Testing and Report (0.4%) | \$10,000 | |
| Survey & Layout (1.8%) | \$10,000 | |
| AE Fees (1.8%) | \$50,000 | |
| Construction Fee (3.3%) | \$90,000 | |
| Contingency (1.8%) | \$50,000 | |
| Loan Fee (0.8%) | \$23,000 | |
| Soft Costs (14% of TPC) | \$384,625 | \$23.74 |
| Total Uses | \$2,733,875 | |

| Sources | | <u>% of Total</u> |
|----------------------|--------------------|--------------------------|
| MB Financial Bank | \$926,625 | 34% |
| SBA Loan | \$828,000 | 30% |
| DCEO Loan | \$350,000 | 13% |
| Owner Equity | \$150,000 | 5% |
| Investor Equity | \$479,250 | 18% |
| Total Sources | \$2,733,875 | |

Conformance with Plan

The proposed redevelopment is in conformance with the land use goals and objectives of the Kinzie Industrial Corridor Redevelopment Project Area. The needed zoning change is in place in order to conform to the appropriate land use.

Community Outreach

The Alderman Haithcock and Community support the development.

Public Benefits

- * This project will generate 17 FTE Jobs and 14 PTE.
- * An underdeveloped and vacant site will be utilized for a commercial business.

- * Tax Increment will be generated within the Kinzie Industrial TIF
- * A “Green” business will contribute to the “Green Town” initiative and hopefully act as a catalyst for other businesses.

Building Green Initiative

- * This is one of the first businesses to respond to the “Planned Green Development Initiative” developed by DPD and the Park District.

Prevailing Wage, MBE\WBE, City Residency

The developer has agreed to comply with all City ordinances regarding Prevailing Wage, MBE\WBE and City Residency. They have sent letters to several local MBE/WBE associations to make them aware of the opportunity to participate in this development.

MOWD

The developer will work with the Mayors Office of Work Force Development to try and match Chicago residents with available jobs that will be generated as a result of the development.

Recommendations

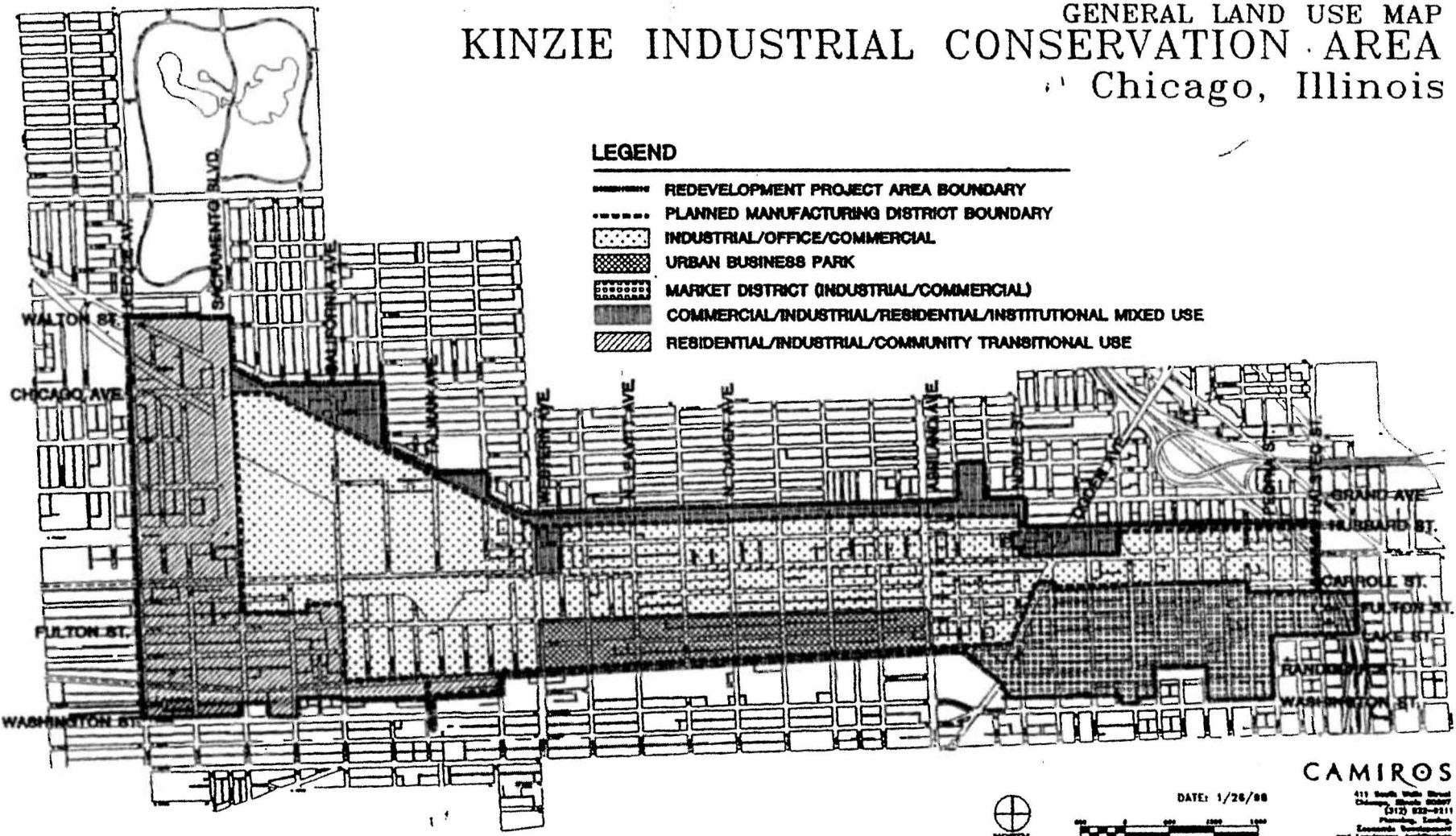
The Department of Planning & Development recommends that the Community Development Commission authorize DPD to negotiate a redevelopment agreement with CityEscape Garden and Design Center, LLC for the use of tax increment financing incremental tax revenues for the redevelopment of the property located on the NE corner of Albany and Lake Street known as 3022 W. Lake Street. DPD requests that you recommend to the City Council of the City of Chicago the designation of CityEscape Garden and Design Center, LLC as the Developer for this project and to grant authority to publish a public notice of the intention of the City to enter into a Redevelopment Agreement with CityEscape Garden and Design Center, LLC .

KINZIE INDUSTRIAL CONSERVATION AREA

Chicago, Illinois

LEGEND

-  REDEVELOPMENT PROJECT AREA BOUNDARY
-  PLANNED MANUFACTURING DISTRICT BOUNDARY
-  INDUSTRIAL/OFFICE/COMMERCIAL
-  URBAN BUSINESS PARK
-  MARKET DISTRICT (INDUSTRIAL/COMMERCIAL)
-  COMMERCIAL/INDUSTRIAL/RESIDENTIAL/INSTITUTIONAL MIXED USE
-  RESIDENTIAL/INDUSTRIAL/COMMUNITY TRANSITIONAL USE



CAMIROS
 411 South State Street
 Chicago, Illinois 60607
 (312) 532-9211
 Planning, Land Use
 Economic Development
 and Landscape Architecture

DATE: 1/26/88



NORTH ALBANY AVE.

WOODPARKER ST. (WEST SIDE OF FORD HALL)

WEST

GATE

REPAIRS TO EXISTING LOT - 40' x 60'S
CONC. FOUNDATION

GATE

GATE

EXISTING LINK
FACE

EXISTING EXTERIOR
TO BE REFINISHED

EXISTING EXTERIOR
TO BE REFINISHED

OUTDOOR SALES YARD
WOOD CHIP

PAVEMENT SURFACE

WOODEN PLATFORM
FOR GROUND MOUNTED
FOUNDATION WALL

EXISTING EXTERIOR
TO BE REFINISHED

ROOF VENTS TYPE 2

GREENHOUSES

REAR YARD
TO BUSH

UNIMPROVED

EXISTING EXTERIOR
TO BE REFINISHED

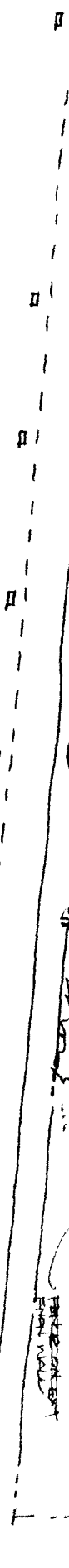
SITE BALLPARK PLAN

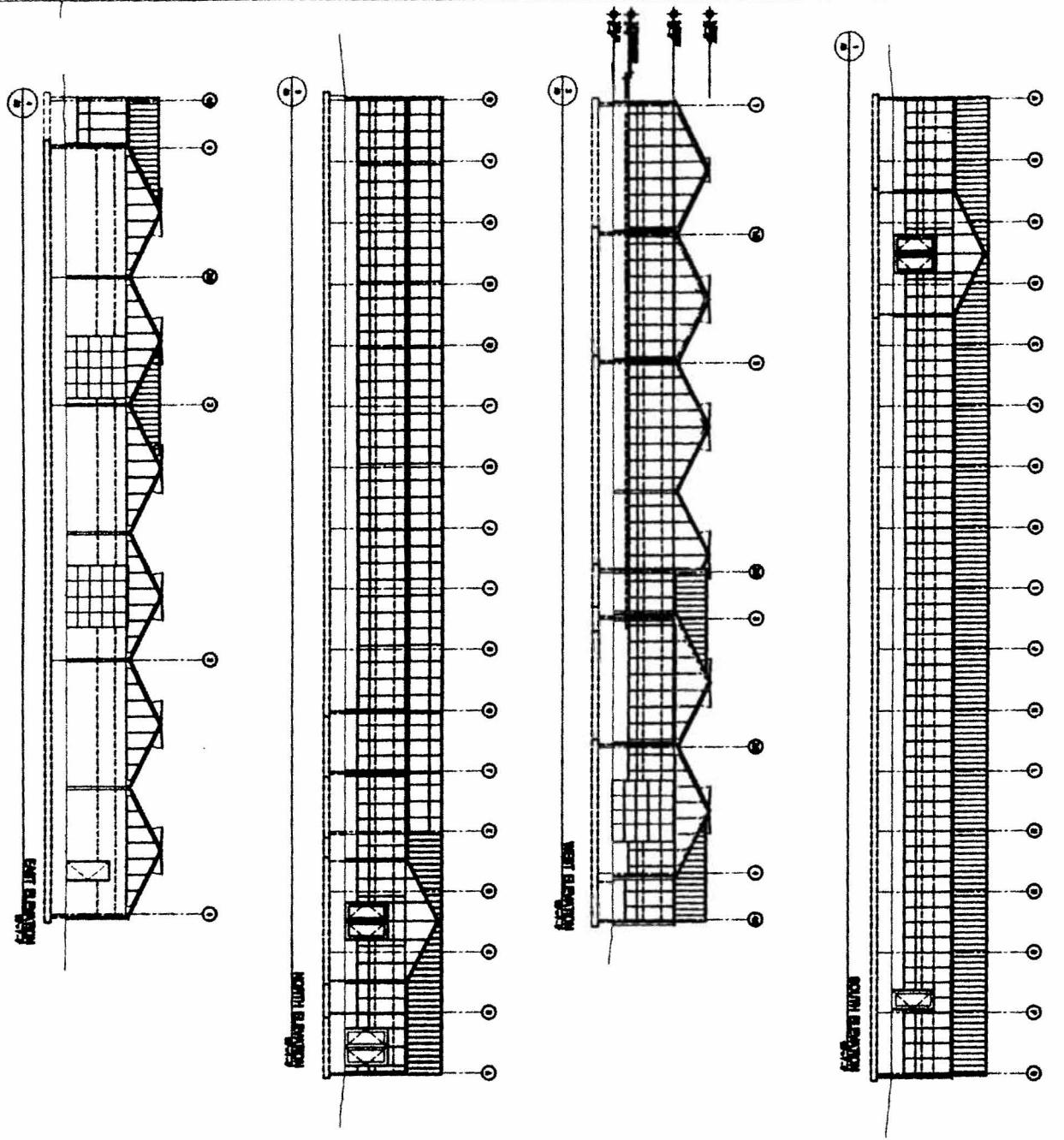
CITY ESCAPE
GARDEN CENTER

CITY ESCAPE
PROSOPID GROUP
CREATE "HARDS" NORTH 2000

WEST LAKE ST

EXISTING EXTERIOR TO BE REFINISHED





ESG

E.I. Armstrong Associates, P.C.
 Structural Engineers
 171 N. LaSalle Street, Suite 200
 Chicago, Illinois 60601
 Tel: 312.467.1100
 Fax: 312.467.1101

DACCORD

180 N. Western Drive, Suite 200
 Chicago, Illinois 60609
 O 312.426.0800 F 312.424.2748

| NO. | REVISION | DATE |
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DATE: 10/1/00
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

EXTENSION ELEVATIONS

Chicago
 Garden Center
 3000 West Lake Street

A-3

7003 1680 0001 6930 7654

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CHICAGO, IL 60620

| | | |
|---|---------|------------------|
| Postage | \$ 0.37 | UNIT ID: 0101 |
| Certified Fee | 2.30 | |
| Return Receipt Fee (Endorsement Required) | 1.75 | Postmark Here |
| Restricted Delivery Fee (Endorsement Required) | | Clerk: KQSMH4 |
| Total Postage & Fees | \$ 4.42 | 06/01/05 |

Sent To
Block Contractors United
 Street, Apt. No. or PO Box No. 400 West 76th Street
 City, State, ZIP+4 Chicago IL 60620

PS Form 3800, June 2002 See Reverse for Instructions

7002 1680 0001 6930 7661

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CHICAGO, IL 60638

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|---|---------|------------------|
| Postage | \$ 0.37 | UNIT ID: 0101 |
| Certified Fee | 2.30 | |
| Return Receipt Fee (Endorsement Required) | 1.75 | Postmark Here |
| Restricted Delivery Fee (Endorsement Required) | | Clerk: KQSMH4 |
| Total Postage & Fees | \$ 4.42 | 06/01/05 |

Sent To
Federation of Women Contractors
 Street, Apt. No. or PO Box No. 5650 South Archer
 City, State, ZIP+4 Chicago, IL 60638

PS Form 3800, June 2002 See Reverse for Instructions

9292 0690 1000 0897 8002

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CHICAGO, IL 60607

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|---|---------|------------------|
| Postage | \$ 0.37 | UNIT ID: 0101 |
| Certified Fee | 2.30 | |
| Return Receipt Fee (Endorsement Required) | 1.75 | Postmark Here |
| Restricted Delivery Fee (Endorsement Required) | | Clerk: KQSMH4 |
| Total Postage & Fees | \$ 4.42 | 06/01/05 |

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

PS Form 3800, June 2002 See Reverse for Instructions

5992 0690 1000 0897 8002

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CHICAGO, IL 60602

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| Postage | \$ 0.37 | UNIT ID: 0101 |
| Certified Fee | 2.30 | |
| Return Receipt Fee (Endorsement Required) | 1.75 | Postmark Here |
| Restricted Delivery Fee (Endorsement Required) | | Clerk: KQSMH4 |
| Total Postage & Fees | \$ 4.42 | 06/01/05 |

Sent To
Mexican Am. Chamber of Commerce
 Street, Apt. No. or PO Box No. 33 N. La Salle St. Suite 1200
 City, State, ZIP+4 Chicago, IL 60602

PS Form 3800, June 2002 See Reverse for Instructions

7003 1680 0001 6930 770A

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| CHICAGO, IL 60649 | | UNIT ID: 0101 |
| Postage | \$ 0.37 | Postmark Here Clerk: KQSM14 06/01/05 |
| Certified Fee | 2.30 | |
| Return Receipt Fee (Endorsement Required) | 1.75 | |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | \$ 4.42 | |

Sent To
 Illinois Assoc. of Minority Contr.
 Street, Apt. No.:
 or PO Box No. 1643 East 71st Street
 City, State, ZIP+4
 Chicago IL 60649
 PS Form 3800, June 2002 See Reverse for Instructions

7003 1680 0001 6930 7692

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| CHICAGO, IL 60607 | | UNIT ID: 0101 |
| Postage | \$ 0.37 | Postmark Here Clerk: KQSM14 06/01/05 |
| Certified Fee | 2.30 | |
| Return Receipt Fee (Endorsement Required) | 1.75 | |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | \$ 4.42 | |

Sent To
 Assoc. of Asian Construction Ent.
 Street, Apt. No.:
 or PO Box No. 333 N. Ogden Ave.
 City, State, ZIP+4
 Chicago IL 60607
 PS Form 3800, June 2002 See Reverse for Instructions

7003 1680 0001 6930 7715

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

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| CHICAGO, IL 60603 | | UNIT ID: 0101 |
| Postage | \$ 0.37 | Postmark Here Clerk: KQSM14 06/01/05 |
| Certified Fee | 2.30 | |
| Return Receipt Fee (Endorsement Required) | 1.75 | |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | \$ 4.42 | |

Sent To
 Women Business Development Cb.
 Street, Apt. No.:
 or PO Box No. 8 S. Michigan Ave, Suite 400
 City, State, ZIP+4
 Chicago IL 60603
 PS Form 3800, June 2002 See Reverse for Instructions

7003 1680 0001 6930 7647

U.S. Postal Service™
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 For delivery information visit our website at www.usps.com

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| CHICAGO, IL 60657 | | UNIT ID: 0101 |
| Postage | \$ 0.37 | Postmark Here Clerk: KQSM14 06/01/05 |
| Certified Fee | 2.30 | |
| Return Receipt Fee (Endorsement Required) | 1.75 | |
| Restricted Delivery Fee (Endorsement Required) | | |
| Total Postage & Fees | \$ 4.42 | |

Sent To
 African American Contractors Assoc
 Street, Apt. No.:
 or PO Box No. 3706 S. Indiana Ave, 1st Floor
 City, State, ZIP+4
 Chicago IL 60657
 PS Form 3800, June 2002 See Reverse for Instructions

TERM SHEET

The CityEscape Garden Center is to be constructed on the approximately 2.2 acre vacant site on the northeast corner of Albany and Lake Street. The facility will consist of approximately 16,200 sq. ft. of retail greenhouse space and ancillary support spaces and fence enclosed outdoor sales yards for year round use. There is a significant amount of site preparation involved in developing the site. The developer requests approximately \$425,000 (15.5% of TPC) for TIF eligible expenses: land acquisition, demolition, excavation, interest costs and TIF eligible related fees. See Source and Uses.

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| Permit (0.7%) | \$20,000 | |
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| Survey & Layout (1.8%) | \$10,000 | |
| AE Fees (1.8%) | \$50,000 | |
| Construction Fee (3.3%) | \$90,000 | |
| Contingency (1.8%) | \$50,000 | |
| Loan Fee (0.8%) | \$23,000 | |
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| Total Uses | \$2,733,875 | |
| Sources | | <u>% of Total</u> |
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| SBA Loan | \$828,000 | 30% |
| DCEO Loan | \$350,000 | 13% |
| Owner Equity | \$150,000 | 5% |
| Investor Equity | \$479,250 | 18% |
| Total Sources | \$2,733,875 | |

The subsidy will be paid in the amount of \$425,000 out of increment available in the Kinzie Industrial Conservation TIF Redevelopment Project Area. This Project will create 17 FTE Jobs and 14 PTE Jobs.



**CITY COUNCIL
CITY OF CHICAGO**

COUNCIL CHAMBER
ROOM 300
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE 312-744-8838
FAX 312-744-2022

COMMITTEE MEMBERSHIPS

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AVIATION

BUDGET AND GOVERNMENT OPERATIONS

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RULES AND ETHICS

MADÉLINE L. HAITHCOCK

ALDERMAN, 2ND WARD

WARD OFFICES:

**448 EAST 35TH STREET
CHICAGO, ILLINOIS 60618
TELEPHONE: (773) 824-0014
FAX: (773) 824-5850**

**701 SOUTH WESTERN AVENUE
CHICAGO, ILLINOIS 60612
TELEPHONE: (312) 733-8188**

May 27, 2005

Denise M. Casalino
Commissioner
Department of Planning and Development
121 N. LaSalle-Room 1000
Chicago, Illinois 60602

Re: Support for TIF Assistance to City Escapes in the Kinzie Industrial Conservation Area
Redevelopment Project Area

Dear Commissioner Casalino:

This letter is to express my support for the proposed TIF assistance to City Escapes. I am in full support of Ms. Connie Rivera and her proposal to construct/develop greenhouses at Lake/Albany within the Kinzie Industrial TIF. This development initially will create approximately 17 new jobs and provide opportunities for residents of the 2nd Ward that would like to explore job opportunities in the landscaping business. The location is ideal given it's proximity to the Garfield Park Conservatory and the Center for Green Technology and will also promote the City of Chicago's Green Development Initiative. It is critical that we continue our efforts to attract new users to the appropriate industrial/commercial areas.

If I can be of further assistance, please contact me at 773-924-0014. Thank you for your attention to this matter.

Sincerely,

Madeline L. Haithcock
Madeline L. Haithcock
Alderman, 2nd Ward

EXHIBIT A

Street Address and P.I.N.s of Disposition Parcels
and
Street Boundaries of the
Kinzie Industrial Conservation Tax Increment Financing
Redevelopment Project Area

Street Addresses:

3022 W. Lake Street

P.I.N.s:

16-12-313-027

Kinzie Industrial Conservation Tax Increment Financing Redevelopment Project Area:

The Area is generally bounded by Walton Street , Chicago Avenue, Grand Avenue, Ohio Street and Hubbard Street on the north; Halsted Street, Union Avenue and Peoria Street on the east; Lake Street, Washington Boulevard, Randolph Street and Maypole Avenue on the south; and Kedzie Avenue on the west.

EXHIBIT B

PUBLIC NOTICE is hereby given by the Community Development Commission of the City of Chicago (the "City") pursuant to section 5/11-74.4-4 (c) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), that the City's Department of Planning and Development ("DPD") intends to negotiate a redevelopment agreement with City Escape Garden & Design, LLC (the "Developer") pursuant to which the City intends to provide financial assistance to the Developer in the amount of \$425,000 or 15.5% of the total project budget from the Kinzie Industrial Conservation tax increment financing bond proceeds and/or incremental tax revenues pursuant to the Act for eligible costs associated with a garden center and design studio development project (the "Project") to be located at approximately 3022 West Lake Street (the "Property"), in the Kinzie Industrial Conservation TIF Redevelopment Project Area (the "Area"). The Project will consist of approximately 16,200 sq. ft. of retail greenhouse space, design studio and ancillary support spaces with 42 parking spaces. The City also intends to negotiate a redevelopment agreement with the Developer for the sale of 1 individual tax parcels, described in Schedule 1 attached hereto (the "Disposition Parcels"), for \$150,000, representing a land write-down of \$320,000. The Property and Disposition Parcels are located within the Area established pursuant to the Act, and the Project is in compliance with the Kinzie Industrial Conservation TIF Redevelopment Plan. The Area is generally bounded as follows:

THE CITY HEREBY INVITES ALTERNATIVE PROPOSALS FOR THE REDEVELOPMENT OF THE DISPOSITION PARCELS FOR CONSIDERATION BY THE CITY.

The documents listed below related to the Area, the Project and the Disposition Parcels are available for public inspection on or before June 15, 2005 at the offices of DPD, Room 1006, 121 N. LaSalle, Chicago, Illinois between the hours of 9:00 a.m. and 4:00 p.m. Monday through Friday:

- (i) "Kinzie Industrial Conservation Tax Increment Financing Redevelopment Project and Plan," which constitutes the City's redevelopment plan for the Area;
- (ii) a terms sheet showing all proposed material terms of the redevelopment agreements as of the date hereof, including but not limited to an estimated Project budget setting forth the amount of financial assistance the City intends to provide to the Developer for the Project; and
- (iii) the terms of all bids and proposals received, if any, by the City related to the Project and the redevelopment agreements.

Please contact Mary Bonome at DPD at (312) 744-9413 to review these materials and for information regarding the form required, if any, for proposals submitted to the City. Proposals shall include the general plan for the redevelopment of the Disposition Parcels, the names of the party or parties making the proposal, the price offered, evidence of financial qualifications and capacity to complete said redevelopment, and the timetable for implementation. The City reserves the right to reject any and all proposals. Proposals will be received by the City at DPD's offices, Room 1000, City Hall, 121 N. LaSalle, Chicago, Illinois 60602, until July 18, 2005 at 4:00 p.m., at which time all alternative proposals will be opened and reviewed.

Mary Richardson-Lowry, Chairman
COMMUNITY DEVELOPMENT COMMISSION
City of Chicago

Attach Schedule 1 - Disposition Parcels

Schedule 1
Legal Description of the Property

LOT 52 IN THE SUBDIVISION OF BLOCK 9 IN D.S. LEE AND OTHERS SUBDIVISION OF THE SOUTHWEST 1/4 SECTION OF 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO THE WEST ½ OF THAT PART OF THE NORTH AND SOUTH 20 FEET PUBLIC ALLEY LYING EAST AND ADJOINING THE EAST LINE OF LOT 52 AFORESAID, AND NORTHERLY OF THE CENTERLINE OF THE VACATED ALLEY SOUTHERLY OF LOT 91 IN FLINT'S ADDITION TO CHICAGO OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known and numbered as : 3022 W. Lake Street

Permanent Index Number: 16-12-313-027