

**CITY OF CHICAGO  
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REQUESTING AUTHORITY TO DESIGNATE THE SUCCESSFUL RESPONDENT TO A  
REQUEST FOR PROPOSALS,  
TO APPROVE THE SALE OF THE PROPERTY  
53<sup>rd</sup> STREET TIF AND TO DESIGNATE THE SUCCESSFUL RESPONDENT AS DEVELOPER  
SEPTEMBER 14, 2010**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name:	Harper Court RFP
Property Address:	<b><u>City Parcel Addresses:</u></b> 5142, 5158, 5356, 5223, 5221 South Lake Park Avenue <b><u>University of Chicago Parcel Addresses:</u></b> 5201, 5210, 5211 & 5225 South Harper Avenue
Ward and Alderman:	Ald. Preckwinkle – 4 <sup>th</sup> Ward
Community Area:	Hyde Park Community Area
Redevelopment Area:	53 <sup>rd</sup> Street TIF
Requested Action:	Designate Harper Court Partners, LLC as the successful respondent to the RFP, approve the sale of the land to Lake Park Associates, Inc. (University of Chicago), and designate the respondent as Developer
Successful Respondent:	Harper Court Partners, LLC and Lake Park Associates, Inc. (University of Chicago)
RFP Development Goal:	Redevelop the property through high quality, unique mixed-use development to serve as the neighborhood commercial “core” for Hyde Park in a manner consistent with the character of Hyde Park
Proposed Development:	This is a mixed use development that will consist of 150,000sq. ft of office space, over 100,000 sq. ft of retail, and 458 parking spaces.

Target Price: \$3,409,442 (\$62 per square foot)  
Offer Price: \$1  
Write-down: \$3,402,441  
TIF Assistance: \$20,045,615  
RFP Key Dates: CDC Approved Issuance of RFP: November 2008  
RFP Issued: December 2008  
Responses Due: May 11, 2009

## **II. PROPERTY DESCRIPTION**

Address: **City Parcel Addresses:** 5142, 5158, 5356, 5223, 5221  
South Lake Park Avenue

**University of Chicago Parcel Addresses:** 5201, 5210,  
5211 & 5225 South Harper Avenue

Location: Northeast Corner of Lake Park Avenue and 53<sup>rd</sup> Street.

Property Identification Numbers: 20-11-406-018;20-11-406-028; 20-11-406-031; 20-11-406-035; 20-11-412-024; 20-11-412-033; 20-11-412-046-8001; 20-11-412-046-8002; 20-11-412-048-8001; 20-11-412-048-8002. (**City Parking Lot**)

20-11-411-023; 20-11-412-036; 20-11-412-037; 20-11-412-039. (**Harper Court Buildings/University of Chicago Owned**)

Land Area: Approximately 128,310 square feet or 2.9 acres. (City property 54,991 sq. ft. & University 73,319 sq. ft.)

Current Use: City-owned metered parking lot and mostly vacant former Harper Court shopping center.

Current Zoning: PD 38.

Proposed Zoning: New planned development with underlying zoning of B2-5.

Environmental Condition: 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 Applicants 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 became owner of lot (s):  
20-11-406-018;20-11-406-028; 20-11-406-031; 20-11-406-035; 20-11-412-024; 20-11-412-033; 20-11-412-046-8001; 20-11-412-046-8002; 20-11-412-048-8001; 20-11-412-048-8002. **In the mid 1960's**

### **III. DEVELOPMENT GOALS AND OBJECTIVES**

The Department of Community Development and University of Chicago established goals and objectives for this two (2) part RFP. The two part RFP was used to identify a larger selection of qualified development teams. The goals were intended to ensure that the chosen submission will be compatible with the City and University's objectives of revitalizing valuable urban land, creating new development in sympathetic relationship with the surrounding community, accommodating the needs of the community, and fostering additional new development along Harper Court and the 53<sup>rd</sup> Street TIF and in the surrounding community.

The redevelopment of Harper Court must create a vibrant neighborhood commercial district to serve the community and to serve as a destination due to its distinct qualities, character and ambiance. The RFP development goals and objectives are as follows:

- Redevelop the property through high quality, unique mixed-use development to serve as the neighborhood commercial "core" for Hyde Park in a manner consistent with the character of Hyde Park
- Contract with a qualified developer who has a demonstrated track record in urban retail/residential redevelopment, adaptive reuse, and/or historic preservation
- Obtain a purchase price or lease agreement consistent with the Owners' financial and community objectives
- Adhere to City standards for affordable housing and for MWBE involvement
- Provide for community consultation on a regular basis during the RFP process
- Complete the redevelopment in an expeditious fashion
- The RFP requested proposals from qualified firms to provide development services as a Master Developer for the redevelopment of the "Heart of Hyde Park"

**Development Principles and Preferred Uses:** As part of a quality mixed-use development, the owners have identified a list of preferred program uses and components to help ensure that the Proposed Development becomes part of a vibrant neighborhood district. The program should seek signature quality uses as described below:

- **Retail and Entertainment:** A creative mix of retail and entertainment tenants to achieve an active, diverse, dynamic urban neighborhood center with increased daytime and nighttime activity and destination appeal that builds and complements the strong cultural destinations already present in the neighborhood.

- **Office and Specialty Uses:** Potential for quality office space to serve the area or other specialty uses which increase the daytime population and visitation.
- **Residential:** A mix of apartment and condominium product, including a 20% affordable housing component (for projects seeking TIF assistance), to increase the vitality and vibrancy of the area..
- **Open Space and High Quality Urban Design:** An important urban amenity and “address” for retailers, residents and visitors with areas specifically designed for cultural and civic uses/programming fronted by activated building facades and uses
- **Access and Circulation:** Convenient circulation to and through the area with proximate parking to promote retail activity, adequate service access to assure open streets and a minimum number of curb cuts that enhance pedestrian movement
- **Development Range:** Overall density range of 2.5 to 5 FAR with building heights commensurate to adjacent blocks and surrounding context of Hyde Park / East Hyde Park.
- **Parking:** Parking sufficient to accommodate the City required standards for the proposed development uses must be provided on site. Additional parking to replace the lost parking of the City Lot (approx 170 spaces) as well as provide an increase (up to 400 spaces total) to the 53<sup>rd</sup> Street Corridor public parking is required.

**Development Incentives:** The City will consider proposals that request financial assistance in the form of TIF grants, Zone Recovery Facility Bonds.

**Urban Design and Environmental Goals:** With prime frontage along 53<sup>rd</sup> Street, the property is a key anchor parcel and signature development for the district as well as an important entry into the Harper Court area. The range of density and heights of surrounding blocks in Hyde Park and East Hyde Park should serve as good precedent for the massing, materials and architectural detail/character with respect to the overall design and composition of any proposed development.

- **Gateway Opportunity**
- **Circulation and Connectivity to Neighborhood**
- **Neighborhood space**
- **Reinforce 53<sup>rd</sup> Street as Main Street**
- **Re-establish the “Heart of Hyde Park”**

#### **IV. MARKETING OF THE RFP**

The RFP was released on December 8, 2008, and a public notice announcing the release was published in the Chicago Sun-Times on November 24, 30 and, December 7, 2008. The City and University marketed the property in the following ways: a listing was placed on LoopNet, a website closely followed by the real estate industry; a general news release was issued by the department; a description of the RFP was placed on DCD=s website; DCD announced the RFP at several forums and meetings; and the department contacted several parties that had previously expressed interest in the property.

DCD distributed over 25 copies of the RFP document. Approximately 50 interested parties attended the pre-bid conference held on December 17, 2008.

## **V. RESPONSE TO THE RFP**

The department received 11 submission packages in response to part one of the RFP. The responding development entities are identified and their proposals briefly described below. A detailed comparison of the responses is contained in an exhibit to this report.

<b><u>Entity Name</u></b>	<b><u>Proposal</u></b>
1. The John Buck Company	Mixed use (residential/retail/parking)
2. Related Midwest	Mixed use (residential/retail/parking)
3. Bond Companies	Mixed use (residential/retail/parking)
4. Metropolitan Properties	Mixed use (residential/retail/parking)
5. Mesa/Walsh	Mixed use (residential/retail/parking)
6. Roberts Brothers Properties	Mixed use (residential/retail/parking)
7. Joseph Freed and Assocs.	Mixed use (residential/retail/parking)
8. Holsten Development Company	Mixed use (residential/retail/parking)
9. The Habitat Company, LLC	Mixed use (residential/retail/parking)
10. Mc Caffery Interests	Mixed use (residential/retail/parking)
11. Vermilion Development	Mixed use (residential/retail/parking)

## **VI. EVALUATION OF RESPONSES**

The University and DCD evaluated the proposals according to the criteria outlined in the RFP document. The eleven (11) proposals were narrowed to five (5) finalists, who were invited to submit complete proposals for the development site (part 2). The five finalist included: (1) Metropolitan Properties (2) Joseph Freed and Associates (3) McCaffery Interest (4) Mesa/Walsh (5) Vermilion. The proposal submitted by Joseph Freed and Associates was not evaluated by the committee because its submission materials were incomplete with regard to the requirements described in the RFP document.

Based on our evaluation, DCD and the U of C recommend that Vermilion Development, who has now created Hyde Park Partners, LLC. be designated the successful respondent to this RFP. Their proposal best satisfies the goals and objectives of the RFP for the following reasons: (1) Most comprehensive and responsive throughout (2) Overall team experience, capacities and commitment, (3) Financial strength and creativity (4) Strong urban plan and overall program (5) Creative tenant mix and solid initial pursuit (6) Best suited to work with the University, City and Community toward a timely and successful implementation. The remaining proposals were rejected for the following reasons: (1) They had no experience developing in university environments (2) weaker financial strength and creativity and (3) weaker urban plan and overall program.

## **VII. SELECTED DEVELOPMENT TEAM**

**Development Entity:** Harper Court Partners, LLC

LLC, an Illinois Limited Liability Company, is the development entity undertaking the redevelopment of Harper Court. The development principals, Dave Cocagne (Vermilion Development), Chris Dillion (Vermilion Development), and Jon Zitzman (JFJ Development Company) serve as the managers of Harper Court Partners LLC (collectively, the “Developers”). The Drexel Group, LLC is a member of Harper Court Partners LLC. Passive investors will contribute to a separate LLC which will be a member of Harper Court Partners LLC.

Lake Park Associates, Inc., a wholly owned entity of the University of Chicago, will acquire the City’s property on the closing date. Lake Park Associates, Inc. will retain ownership of the Phase One components of the project throughout the construction period. Upon stabilization, Harper Court Partners, LLC will have a one-time purchase option. As one of the top strategic priorities for the University of Chicago, this structure allows the institution to ensure the completion of construction.

**Commercial Component:**

Harper Court Partners LLC will undertake the commercial component of the project.

**Hotel Component:**

Harper Court Partners LLC is in the final phases of selecting a third-party developer/operator for the hotel component of the phase one project. Harper Court Partners LLC will serve as the ‘Master Developer’ for this component of the project.

**Residential Component:**

Harper Court Partners LLC will undertake the future phases associated with the Harper Court project. Harper Court Partners LLC is licensed by the City of Chicago as a Residential Developer.

The development team has engaged Hartshorne Plunkard Architecture (HPA) and Farr Associates to serve as the architects and James McHugh Construction Co. to serve as the General Contractor. The development team has extensively consulted with Alderman Toni Preckwinkle, the 53<sup>rd</sup> Street TIF Council, neighborhood residents, City agencies, and other key community stakeholders in the development of the overall design vision, project design (including site plan, exterior elevations, floor plans, and green design elements), the financing plan, building amenities and features. The development team will continue to solicit feedback from the community as the Project moves through construction, lease up, and into ongoing operations.

**VII. PROPOSED PROJECT**

**Project Overview:** The Phase One Harper Court redevelopment consists of 150,000 square feet of office space, approximately 100,000 square feet of retail space and, 435 parking spaces. The ground floor retail environment (approximately 50,000 square feet) will be leased to Chicago-based and national restaurants, entertainment and apparel uses. The project will also feature a 50,000 square foot health club adding significant daytime and evening traffic to support the retail. The University of Chicago will master-lease the 150,000 square feet of office space, but may elect to sub-lease a portion of that space.

Roughly half the site is currently owned by Lake Park Associates, Inc., the other half comprised of a City of Chicago parking lot. The City of Chicago will convey its land to the University of Chicago through a fee simple transfer for \$1.00. In accordance with the terms of the agreement with Lake Park Associates, Inc., Harper Court Partners LLC will enter into a ground lease during the construction phase. Harper Court Partners LLC has a purchase option upon stabilization.

The University of Chicago acquired the Harper Court retail site from the Harper Court Foundation in 2005 for the amount of \$6.5 million. They also acquired an additional parcel on 53<sup>rd</sup> Street that was the site of a Hollywood Video Store. The University paid \$3.5 million for the parcel. Although that site will be used in the redevelopment of Harper Court it was not included in the Harper Court RFP.

The City parking lot will be replaced with below and at-grade parking accessible to the public at market rates. In total, the parking available to the public will increase by roughly 200%.

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

**Future Phases:** Future phases will include a hotel and three (3) residential buildings. They will be developed independently as market conditions improve.

The hotel component sits at the center of the site. To combat the challenges in the hospitality industry, the University of Chicago will provide a debt guarantee to facilitate the development of the hotel in the first phase. The Master Developer is in the final phases of selecting a third-party developer/operator of the hotel component. Approved flags include Hyatt Place, Hotel Indigo (Inter-Continental Hotels Group) and Hilton Garden Inn. The hotel will be approximately eight to ten stories tall with roughly 150 keys.

The three residential buildings include two mid-rises and a residential tower. The size of units and unit mix is currently under review and will respond to market demand. Market rate and affordable housing will be provided to meet or exceed City of Chicago requirements.

**Environmental Features:** The project has been named a pilot project of the Chicago Climate Action Plan. It is currently pursuing LEED Core & Shell (LEED-CS) Platinum certification for the phase one components. Harper Court will also be pursuing LEED Neighborhood Development (LEED-ND) certification. The project environmental features will include an integrated stormwater system, permeable paving, bioswales, photovoltaic panels, and numerous active roof terraces.

**Urban Design Features:** See above.

## **VIII. FINANCIAL STRUCTURE**

The project site is located in the 53rd Street TIF District. The Phase One components will receive the following City incentives: (1) up to \$65 million in Recovery Zone Facility Bonds and

(2) a redevelopment agreement for the allocation of \$20.04 million of incremental property tax revenues from the project (including the hotel component) and (3) a land write-down.

The project requests that the City of Chicago issue a series developer note(s) in the amount of \$18.0 million in accordance with a structure to be negotiated with the City of Chicago backed by the available incremental property tax revenues from the TIF district at the closing of the RDA with the City of Chicago. In addition, the project requests that the City of Chicago make a one-time payment of \$2.0 million of incremental property taxes from the 53rd Street TIF district’s existing cash balance at the closing of the RDA with the City of Chicago along with a \$750,000 annual payment from the 53rd Street TIF district, which will be paid out through the conclusion of the TIF’s life (2024 with collection in 2025). The project also requests that the City of Chicago commit 100% of the available incremental property tax revenue generated by the Project’s property index numbers (“PINs”) to fund the developer notes. The land write-down equals \$3.4M and TIF assistance equates to \$20.04M, the proceeds of which account for approximately 21% of total project cost. The City investment of land and TIF results in a 4,100% increase over the current tax base and a significant increase in local wages (new wages equal the city’s investment in fewer than three years).

The Developers are currently working with several financial institutions and have letters of interest on file. The developer will be required to provide the City with a \$2M Letter of Credit at closing which will reduce gradually upon reaching benchmarks related to build-out of premises. Also, the developer will be required to continued occupancy and leasing requirements in order to receive annual TIF payments.

The following table identifies the sources and uses of funds:

<b>Harper Court</b>		<b>Sources &amp; Uses</b>	
Chicago, Illinois		9/8/2010	
<b>Sources/Uses</b>	<b>\$</b>	<b>%</b>	
<b>Uses</b>			
Land Costs	\$ 12,489,045	12%	
Hard Costs	\$ 55,531,865	52%	
Tenant Costs	\$ 22,117,230	21%	
Soft Costs	\$ 15,952,720	15%	
<b>Total Uses</b>	<b>\$ 106,090,860</b>	<b>100%</b>	
<b>Sources</b>			
Senior Debt	\$ 65,000,000	61%	
Mezzanine Debt	\$ -	0%	
TIF (A Note Face Value)	\$ 14,000,000	13%	
Other Public Incentives	\$ 2,000,000	2%	
Land Contribution	\$ 10,618,561	10%	
Equity (Excluding Land Conveyance Value)	\$ 14,472,298	14%	
<b>Total Sources</b>	<b>\$ 106,090,860</b>	<b>100%</b>	

Leasing Activity

As previously noted, the project’s office component is 100% pre-leased with a University of Chicago master lease. The University of Chicago may elect to sublease a portion of its space to local businesses. It has committed to relocating a number of non-core administrative staff to the



project to help stimulate the local retail environment. Approximately 500 full time jobs will be located within the office component of the project.

The Harper Court project has been marketed to a broad range of anchor retail tenants, as well as restaurant tenants that will reflect the entertainment and dining focus of the project. To date, Metro Commercial Real Estate and Harper Court Partners LLC have advanced letters of intent with the following retailers:

- Whole Foods (30,000 SF)
- XSport Fitness (42,000 SF)
- LA Fitness (45,000 SF)

The Project Team is currently focused on securing the anchor tenants. With the master lease from the University of Chicago, the project is imminently financeable once the retail anchors have been solidified.

The team has also had advanced discussions with a number of other retailers and restaurants, including, but not limited to the following: Second City, Boulevard Blu, Panera Bread, Fresh Market, Trader Joe’s, Chipotle Mexican Grill, Marshalls (TJX Companies), Park 52, among others.

**Commercial Profile:**

Unit Type	Net Sq.	Price/Sq. Ft.	Estimated Revenue
Commercial - Retail	50,000	\$26.00 - \$40.00	\$1,500,000
Commercial - Fitness	50,000	\$22.00 - \$25.00	\$1,000,000
Commercial - Office	150,000	\$20.00	\$3,000,000
Total	250,000	\$24.00 avg.	\$5,500,000

**IX. PUBLIC BENEFITS**

The proposed project will provide the following public benefits.

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

**Environmental Features:** *See Above.*

**Permanent Jobs:** The project is estimated to generate 1,004 (505 not including the University of Chicago component) permanent jobs in the retail, hotel and office components. The department’s workforce development specialists will work with the developer on job training and placement.

- I. 331 retail jobs
- II. 499 office jobs (largely relocations)
- III. 174 hotel jobs

**Construction Jobs:** The project will produce 400-450 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.

## **X. COMMUNITY SUPPORT**

Alderman Toni Preckwinkle endorses the Project and has provided a letter of support (see exhibits for copy). The Harper Court Partners LLC team has fully engaged the Hyde Park neighborhood residents and, adjacent community residents in every aspect of the planning and implementation process for the redevelopment Harper Court. The Harper Court revitalization plan emerged from an extensive community planning process involving local government, residents, and other community stakeholders that started over six (6) years ago. Since the successful respondent has been selected the community continues to support and participate in evolution of the project planning as it moves towards implementation.

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

The proposed project is located in the 53<sup>rd</sup> Street Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan: improve the quality of life for area residents; provide much needed commercial and office space; provide adequate parking that will support existing and new commercial and retail; reduce or eliminate the conditions that caused the area to be designated a Redevelopment Project Area. The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of commercial and mixed-income multi-family housing units. The proposed project also conforms to the plan's land use map, which calls for a mixed use development at the site.

## **XII. CONDITIONS OF SALE**

All RFP respondents provided a good faith deposit along with their RFP submission packages. The deposits for the non-selected respondents will be returned. The offer for sale of the City land

was advertised at the time the RFP was released, and no additional public notice of the proposed sale is required. With the approval of CDC, DCD will negotiate a redevelopment agreement with the successful respondent. The redevelopment agreement will incorporate the parameters of the proposed project as described in this staff report.

It is DCD 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 redevelopment agreement will include a development timetable.

### **XIII. RECOMMENDATION**

The Department of Community Development has evaluated all of the submissions to the RFP, and recommends that Harper Court Partners, LLC be designated the successful respondent. DCD 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 RFP and the redevelopment area plan. DCD also recommends that the CDC approve the sale of the City parcels located on the Northeast Corner of Lake Park Avenue and 53<sup>rd</sup> Street to Harper Court Partners, LLC for development of Harper Court and recommends the designation of Harper Court Partners, LLC as Developer.

**EXHIBITS**

RFP Submission Comparison Table  
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  
Community Letters of Support  
Alderman's Letter of Support

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

**RESOLUTION NO. \_\_ - CDC -**

**AUTHORIZATION TO DESIGNATE HARPER COURT PARTNERS, LLC AND LAKE PARK ASSOCIATES, INC. AS THE SUCCESSFUL RESPONDENT TO THE REQUEST FOR PROPOSALS FOR THE PURCHASE AND REDEVELOPMENT OF THE 10 CITY-OWNED INFILL PARCELS ("THE PROPERTY") GENERALLY LOCATED BETWEEN 52<sup>ND</sup> STREET AND 53<sup>RD</sup> STREET BETWEEN HARPER AVENUE AND LAKE PARK AVENUE WITHIN THE 53<sup>RD</sup> STREET TAX INCREMENT REDEVELOPMENT PROJECT AREA**

**AND**

**AUTHORIZATION TO NEGOTIATE A REDEVELOPMENT AGREEMENT WITH THE SUCCESSFUL RESPONDENT FOR THE PURCHASE AND DEVELOPMENT OF THE PROPERTY**

**AND**

**RECOMMENDATION TO THE CITY COUNCIL OF THE CITY OF CHICAGO FOR THE DESIGNATION OF THE SUCCESSFUL RESPONDENT 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 January 10, 2001 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the 53<sup>rd</sup> Street Tax Increment Financing Redevelopment Project Area (the AArea@), 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 of Chicago and the University of Chicago (The University) own adjacent parcels in a prime Hyde Park location and both desire to redevelop the site to create a vibrant neighborhood, commercial and, retail district for Hyde Park and the surrounding communities; and

**WHEREAS**, on November 19, 2008 the Community Development Commission (ACDC@) authorized the advertisement and issuance of a Request for Proposals (ARFP@) for the sale and redevelopment of the City-owned property located on the northwest corner of 53<sup>rd</sup> Street and Lake Park Avenue (PIN 20-11-406-018, 20-11-406-028, 20-11-406-031, 20-11-406-035, 20-11-412-024, 20-11-412-033, 20-11-412-046-8001, 20-11-412-046-8002, 20-11-412-048-8001, 20-

11-412-048-8002 ) (the ACity Property@) and the University-owned property located at 52<sup>nd</sup> Street and Harper Avenue (20-11-411-023; 20-11-412-036; 20-11-412-037; 20-11-412-039) (the “University Property”) for mixed-use development; and

**WHEREAS**, the advertisement appeared in the November 24, 30 and, December 7, 2008 issue of the Chicago Sun-Times and the RFP documents were made available to the public beginning December 8, 2008; and

**WHEREAS**, the Department and University received eleven (11) proposals by January 19, 2009, the deadline for submission of responses to the RFP; and

**WHEREAS**, the Department and University reviewed the submissions and found that the proposal submitted by Harper Court Partners, LLC which proposes development of the project (comprised of the City property and University property), best satisfies the goals and objectives of the RFP and the Plan; and

**WHEREAS**, to facilitate completion of the project in a difficult financial environment the University proposes to acquire the city property on behalf of Harper Court Partners, LLC. To combine with the University property and convey to Harper Court Partners, LLC; 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 designates Harper Court Partners, LLC and Lake Park Associates, Inc. as the successful respondent to the RFP and recommends to the City Council that Harper Court Partners, LLC and Lake Park Associates, Inc. or affiliates thereof be designated as Developer for the Project, and that DCD be authorized to negotiate, execute and deliver on the City=s behalf a redevelopment agreement with the Developer for the Project.

Section 3. The proposal to purchase the City Property is approved as follows:

<u>Address</u>	<u>P.I.N</u>	<u>Size-sf</u>	<u>Price</u>
5142 S. Lake Park Ave.	20-11-406-018		
5158 S. Lake Park Ave.	20-11-406-028		
5326 S. Lake Park Ave.	20-11-406-031		
5356 S. Lake Park Ave.	20-11-406-035		
5225 S. Lake Park Ave.	20-11-412-034		
5223 S. Lake Park Ave.	20-11-412-024		
5221 S. Lake Park Ave	20-11-412-033		
5229 S. Lake Park Ave.	20-11-412-046		
5229 S. Lake Park Ave.	20-11-412-048		

Total 54,991 \$1.00

Section 4. A certified copy of this resolution shall be delivered to the City Council of the City to request approval of said sale.

Section 5. 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 6. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 7. This resolution shall be effective as of the date of its adoption.

ADOPTED: \_\_\_\_\_, 200\_

Attachment: Exhibit A, Street Boundary Description

**EXHIBIT A**

Street Boundary Description of the  
53<sup>rd</sup> Street Tax Increment Financing  
Redevelopment Project Area

The Area is generally bounded by 49<sup>th</sup> Street on the north, Lake Park on the east, 56<sup>th</sup> Street on the south, and Woodlawn on the west.