

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

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
SEPTEMBER 11, 2012**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	Bronzeville Artist Lofts
Applicant Name:	Bronzeville Artist Lofts, LLC
Project Address:	436 East 47 th Street
Ward and Alderman:	3 rd Ward, Alderman Patricia Dowell
Community Area:	Grand Boulevard
Redevelopment Project Area:	47 th /King
Requested Action:	TIF Developer Designation
Proposed Project:	<p>Bronzeville Artist Lofts, LLC will acquire the subject property, which is a 33,614 SF mixed-use building with 12,233 SF of commercial space on the first floor with residential above from Mercy Portfolio Services under the City of Chicago's Neighborhood Stabilization Program. The property will undergo two components of rehabilitation: the residential component of the project will be redeveloped as an affordable live/work rental apartment for artists; and the commercial component of the project will be redeveloped as a multi-unit commercial development featuring space for the Gallery Guichard art gallery and a retail tenant.</p> <p>The project will provide 16 housing units of which 50% will be affordable for households earning no more than 50% percent of the area median income and 50% for households earning no more than 120% percent of the area</p>

median income.

TIF Assistance: \$1,085,807

II. PROPERTY DESCRIPTION

Address: 436 East 47th Street

Location: The subject property is located across the street from the Harold Washington Cultural Center; on the north side of 47th Street, adjacent to an alley that is approximately 130 feet west of the 47th/Vincennes intersection.

Tax Parcel Numbers: 20-03-422-020-0000

Land Area: The subject property is a 33,614 SF building that is situated on 12,500 SF lot (0.29 acres).

Current Use: The subject property was constructed in 1914. Currently, it is vacant and in disrepair and requires a complete renovation. The building does not possess significant architectural or historic features and is not rated as an Orange Building under the Chicago Historic Research Survey.

Current Zoning: B1-5, Neighborhood Shopping District

Environmental Condition: The building does not require remediation and it is not expected that an Environmental Site Assessment is needed.

III. BACKGROUND

The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. Through the purchase and redevelopment of foreclosed and abandoned homes and residential properties, the goal of the program is being realized.

The City of Chicago has received a total of \$169,000,000 through three NSP funding rounds and is currently wholly engaged in stabilization activities in Chicago's most adversely impacted neighborhoods to execute and deliver on program objectives.

The subject property is located in the Grand Boulevard community area. Mercy Portfolio Services, the City's non-profit administrator acquired the property for \$297,000 using funds from the NSP grant (NSP2). Both Grand Boulevard and the adjacent historic Bronzeville neighborhood have been havens for the arts and culture in the African-American community. This project will revitalize vacant property, creating 16-units of affordable live-work space for artists, rehabilitate a vacant, foreclosed building, and develop much needed commercial/retail outlets along the 47th street corridor.

The inclusion of the Gallery Guichard as an owner and tenant helps to re-energize the area's arts and culture district. This will allow the project to deliver to market suitable retail space with excellent prospects for spurring retail development along the 47th Street commercial corridor.

TIF District

The 47th/King Drive TIF District was designated on March 27, 2002. The TIF currently collects approximately \$7.1M of increment annually. Projects receiving TIF funding include: Cuisine of the Diaspora (a group of three restaurants located in one building--\$2.6M); Ounce of Prevention Fund (supporting an early childhood development Center--\$320,000); CPS ADA renovations to the Attucks School(\$1M) and the same to the Mollison School (\$750,000); and approximately \$1,460,500 in lighting improvements along 47th St. from State to Prairie; Indiana from 31st to 55th; King Dr. from 40th to 51st; and Michigan from 31st to 55th. \$500,000 has been allocated for the Small Business Improvement Fund (SBIF) and \$337,500 for protected bicycle lanes along King Drive. In July of this year, CDC recommended approval to City Council for \$25,000,000 to support the rehabilitation of the Rosenwald Apartments into a total of 331 units of family and senior units.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: The developer of this property is Bronzeville Artist Lofts, LLC. This team is a joint venture between Revere Properties, LLC and Three Corners, LLC. These two teams each are led by Lee Reid, Jr. and Rob Ferrino. Respectively, each has substantial experience and a demonstrated record of performance on real estate development projects.

The Joint Venture between Revere Properties Development and Three Corners, LLC (aka Madison Construction) was formed specifically to address the challenges in redeveloping the subject property at 436 E. 47th Street. The subject property is a 33,614 SF mixed-use building with 12,233 SF of commercial space on the first floor with residential above. The residential component of the project will be redeveloped as a 16-unit affordable live/work rental apartment for artists. Each bring a tangible skill to the project, as Revere is skilled in residential construction and has close ties to the Bronzeville and Grand Boulevard communities, while Three Corners (aka Madison Construction) has significant experience in the construction and rehabilitation of larger buildings. This is their first opportunity to work together.

Revere Properties Development has a significant track record with the City. Revere has developed over 25 single-family homes in the Greater Grand Crossing community area under the New Homes for Chicago program, has partnered with other entities to further development in the North Lawndale community and is an approved developer in the Neighborhood Stabilization Program. Three Corners LLC, aka Madison Construction has completed projects city-wide. Of note, they served as the General Contractor on the new Lawndale Christian Health Center project, which included a sale of 1-City owned parcel in the North Lawndale community; general contractor of the PCC Wellness Center in the Austin community and is completing pre-construction for the new 15-story, Academic and Housing Building for East West University. They are also an approved developer in the Neighborhood Stabilization Program and are committed to incorporating sustainable technologies on their projects.

Also included in the ownership entity is the Gallery Guichard and the Near NW Arts Council. The Gallery Guichard is a southside arts gallery located at 35th/King Drive in the Bronzeville Community Area and its displays showcase art from the African Diaspora (Africa, the Caribbean and the U.S.). They also feature paintings, ceramics, blown glass, sculptures and photography. The gallery will occupy close to 4,000 square feet of commercial space on the first floor and relocate their gallery to the Bronzeville Artist Lofts site. It is anticipated that they will play a large role in helping to make this property a destination on the southside as they will serve as an anchor to the development and the burgeoning arts scene on the southside.

The Near NW Arts Council (NNWAC) is an artist directed non-profit organization founded in 1986, strives to create, protect, design and manage space for multidisciplinary arts activities. This includes services for local artists, space for arts education workshops and exchange with international artists. Their participation in this project is to secure that the building has an ongoing mission to the arts and service to the artists living on site.

The developer's organization chart is included in the exhibits.

Consultants: The consultants for this project are listed below.

Wrap Architects – developer's architect

Gonsky, Baum & Whitaker – developer's attorney

Madison Construction – General Contractor

V. PROPOSED PROJECT

Project Overview: The project calls for acquisition and rehabilitation of a multi-unit building at 436 E. 47th Street. The proposal includes converting the 33,614 SF mixed-use building into an Artist/Live/Work affordable rental residential building. Revere Properties (Lee Reid) has been selected (by Mercy Portfolio Services and NSP Division) as our developer for the project and will partner with Three Corners, LLC (Madison Construction) and Gallery Guichard as a minority equity partner and anchor tenant. Project includes developing the first floor as

commercial space for use as an art gallery, shared workshop and storage space for artists, and space for a commercial tenant. The residential floors (2nd/3rd floors) will be comprised of 16 units (studios, 1-BR and 2-BR). The project includes three (3) entrances along the 47th Street frontage (front elevation) that allow each of the commercial units as well as residential spaces greater ease of entry into their respective spaces. This will help to create a pedestrian friendly streetscape as well as greatly improve the functionality for commercial uses (both proposed and future tenants). Additionally, there will be planter boxes along the front for an aesthetic appeal for tenants, customers and pedestrians as well as all landscaping requirements met per the Municipal Code. Juliette balconies are a feature that is being provided to the residential tenants as this will improve exterior aesthetics of the east and south elevation views from the streetscape. Parking for this project was determined to not be required after a historical review/analysis was performed by the Zoning Division. NSP Division has worked with Cultural Affairs, community stakeholders, developer and Alderman to gather support, opinions and preliminary information on the viability of this project in the Grand Boulevard Community Area. The marketing of the residential units will be very focused and directed at those who fit the criteria of being an artist who is also income eligible. No marketing firm has been contracted yet.

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

Residential Unit Profile: The following table provides a detailed description of the proposed project. The subject property will provide a total of 16 rental units of which 8 units or 50 percent will be affordable for households earning no more than 50 percent of the area median income; and 8 units or 50 percent will be affordable for households earning no more than 120 percent of the area median income. These units will satisfy the Chicago affordable housing ordinance, which requires 10 percent affordable units in projects developed on land sold by the City or 20 percent affordable units in projects receiving TIF assistance.

(see exhibit for complete room unit detail)

Unit Profile

Unit Type	Number	Market/ Affordable	Size-sf	Monthly Rent/sf*	Max 50% or 120% AMI rent*	Proposed Monthly Rent*	Mark et Rent*
Studio/1bath	2	Affordable at 50% AMI	600-625	\$1.06 - \$1.10	\$589	\$589	\$700
Studio/1bath	2	Affordable at 120% AMI	600-625		\$1,517	\$655	\$700
1 bed/1 bath	5	Affordable at 50% AMI	780-975	\$0.91 – \$1.15	\$621	\$621	\$799
1 bed/1 bath	5	Affordable at 120% AMI	780-975		\$1,615	\$750	\$799
2 bed/1 bath	1	Affordable at 50%AMI	979-1128	\$1.38 - \$1.19	\$748	\$748	\$1,19 5
2 bed/1 bath	1	Affordable at 120% AMI	979-1128		\$1,941	\$850	\$1,19 5

The affordable rent paid by the tenant is based on the tenant’s income and not on market comparables. The maximum rent for each defined “affordable” income level is published annually by the US Department of Housing and Economic Development and listed according to building construction type (i.e. apartment, townhouse, house), number of bedrooms and household size. Rent per square foot is not considered except that HUD housing quality standards and Chicago zoning and building codes set minimum room and unit sizes. Different federal funding development and operating support sources may have different maximum income and rent restrictions.

Environmental Features:

The Bronzeville Artist Lofts project will satisfy the Department’s Sustainable Policies by attaining Building Certification and certification under the City of Chicago’s Chicago Green Homes standards. Additionally, at least 75% of the Roof area will have a Solar Reflectance Index (SRI) of over 78. The building will include a number of internal measures to improve building efficiency in lighting, water conservation, and overall energy performance by inclusion of energy star rated appliances that will result in increased utility savings for tenants.

VI. FINANCIAL STRUCTURE

This mixed-use project will consist of 16 units of rental housing on the upper stories and commercial space on the first floor. Rehabilitation of the residential portion of the building will be financed using approximately \$4,400,000 in NSP2 grant funds. The building also features 12,233 SF of commercial space on the first floor, which cannot be developed using NSP2 funds. Therefore, the funding source for the commercial rehabilitation will come from Tax Increment Financing (TIF) in the amount of \$1,085,807 which equals approximately 18% of the total project cost. The TIF funds will be generated by area-wide PINs and paid out in installments after completion. A \$400,000 bridge loan from the Community Investment Corporation (CIC), developer equity will fund the project during construction.

The Developers have an Offer to Lease with the Guichard Gallery for 3,630 sq. ft. of ground floor space and are negotiating with the Near Northwest Arts Council to lease 2,720 sq. ft as artist incubator space. They are talking to several potential lessees interested in leasing the remaining 3,650 sq. ft., including a café, men's clothing shop, and artist supply store. The following table identifies the sources and uses of funds.

Sources and Uses of Funds

<u>Sources</u>	<u>Amount</u>	<u>% of total</u>
Equity	\$80,000	1.3 %
Developer Bridge	\$735,383	12.3%
NSP Investment	\$4,419,434	74%
NSP Bridge	\$349,617	5.8%
<u>CIC Loan</u>	<u>\$400,000</u>	<u>6.7%</u>
Total Sources	\$5,984,434	100%
<u>Uses</u>	<u>Amount</u>	<u>\$/sf of Building*</u>
Hard Costs – commercial	\$704,919	\$20.97/psf
Hard Costs – residential	\$3,694,892	\$109.92/psf
Total Hard Costs	\$4,399,811	
Soft Costs		
Environmental Remediation	\$157,129	\$4.67/psf
Architect/Engineering Fee (4.5% of hard costs)	\$197,992	\$5.89/psf
Loan Origination Fee (3% of loan)	\$12,000	
Legal Fees (0.9% of total costs)	\$55,000	
Construction Interest	\$33,157	
Insurance	\$34,675	
Consultant Fees	\$35,000	
Miscellaneous	\$72,150	
Survey	\$3,500	
Contingency	\$439,981	
Developer Fee	\$544,039	
Total Soft Costs (26% of total costs)	<u>\$1,584,623</u>	<u>\$47.14/psf</u>
Total Uses	\$5,984,434	\$188.59/psf

*Gross building area is 33,614 square feet

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Affordable Housing: The project will provide 16 new affordable housing units.

Property Taxes: The project will expand the tax base because the investment in the property will result in an increase in its assessed value.

Environmental Features: The project will incorporate

- 20% above energy code performance
- Low VOC paints and coatings throughout
- Use of FSC rated wood
- Compliance with ASHRAE standard 62.1-2010 for healthier indoor air quality
- Compliance with DCEO construction standards throughout for greater energy efficiency and tenant utility savings – this will include utilizing the airtight drywall approach throughout in addition to meeting stringent insulation and HVAC system efficiency standards (Windows have U-Factor of 0.3, Sidewall Insulation exceeding R-19, Roof insulation exceeding R-52, SEER 14 HVAC or better Systems, blower door guided air-sealing, etc.)
- Reduced waste through the provision of dedicated recycling
- At least 75% of the Roof area will have a Solar Reflectance Index (SRI) of over 78
- Use of low-flow fixtures throughout to reduce water usage in accordance with the EPA's Energy Policy Act of 1992
- Full compliance with prerequisite standards set by the U.S. Green Building Council during construction and ongoing operation
- Potential incorporation of geothermal HVAC in the final design

Permanent Jobs: The project is estimated to generate 1.0 permanent maintenance/custodial job after construction. The department's workforce development specialists will work with the developer on job training and placement.

Construction Jobs: The project will produce 40 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 Patricia Dowell endorses the project and has provided a letter of support (see exhibits for copy). The project was presented to the community at various meeting, with the most recent being held on March 29, 2012. The community is overwhelmingly in favor of the rehabilitation of this property, creating affordable units for artists and attracting the Gallery Guichard as the anchor tenant.

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the 47th/King Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan:

- Create a world-class cultural district that showcases African-American culture, entertainment, retail goods and food in the Redevelopment Project Area (RPA)..
- Renovate the viable structures that do remain and create new residential opportunities in the RPA.
- Cultivate a successful and vibrant community in the RPA.
- Increase the number of new owner-occupied residential structures, as well as rental units for a variety of income levels.
- Create construction job opportunities in the RPA.
- Encourage the participation of minorities and women in the redevelopment process of the RPA.
- Facilitate the development of vacant land and the redevelopment of underutilized properties for residential and commercial uses.
- Develop appropriate streetscape, sidewalk and street improvements throughout the RPA that compliment the Chicago Blues Entertainment District.

The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of affordable housing and retail development. The proposed project also conforms to the plan's land use map, which calls for mixed-use 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.

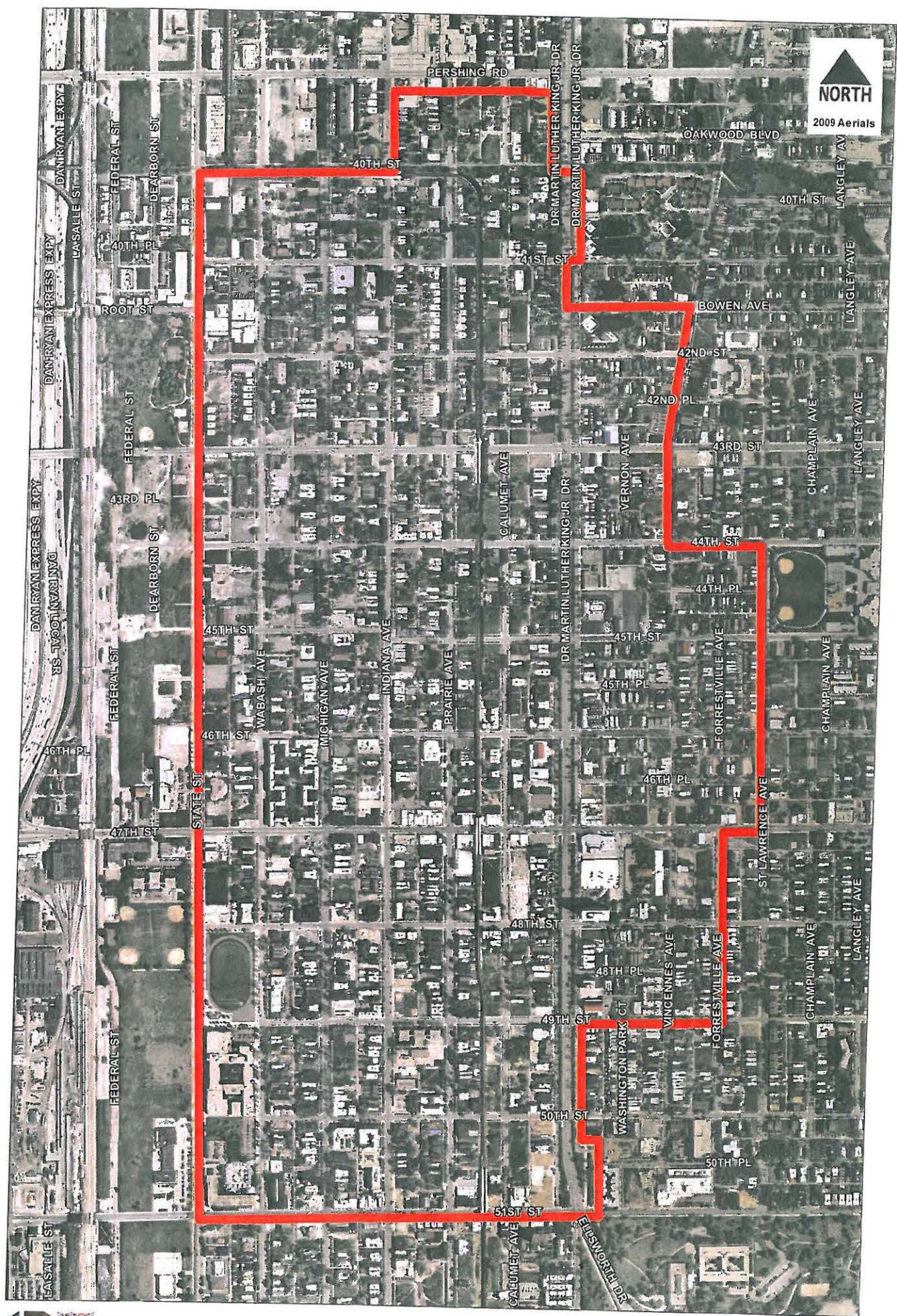
It is HED policy that no business will be conducted with a development entity whose any principal has outstanding municipal debts (such as unpaid parking tickets, unpaid water bills, unpaid business licenses, and others), is in arrears of child support payments, or who is a debtor in bankruptcy, a defendant in a legal action for deficient performance, a respondent in an administrative action for deficient performance, or a defendant in any criminal action.

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 Bronzeville Artist Lofts, LLC as Developer for the development of the 33,614 SF mixed-use building for affordable live/work space for artists, with commercial units on the ground floor; to be anchored by the Gallery Guichard at 436 East 47th Street.

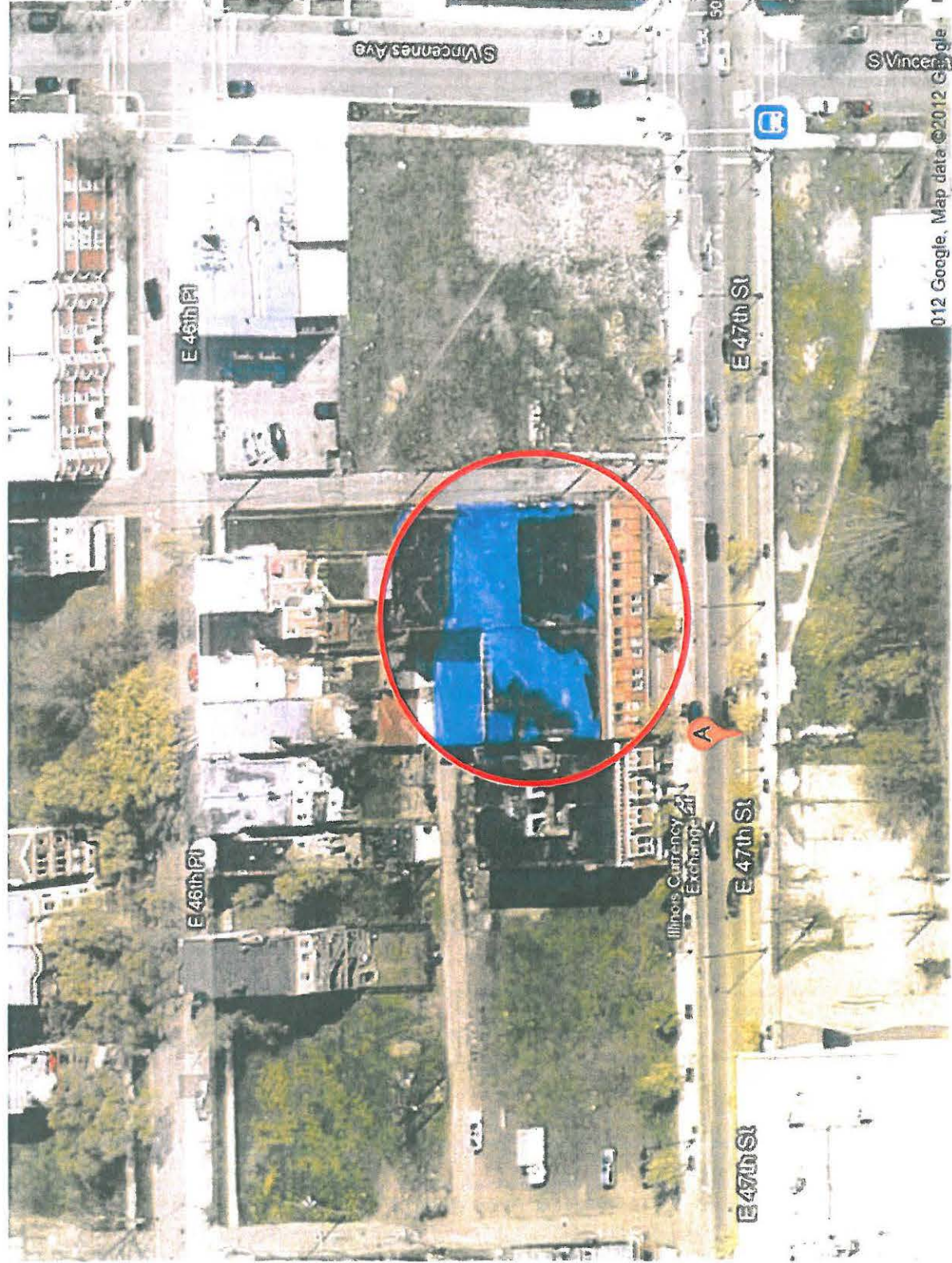
EXHIBITS

TIF Project Assessment Form
Redevelopment Area Map
Neighborhood Map or Aerial
Site Plan
Typical Floor Plan
Front Elevation or Rendering
Community Letters of Support
Alderman's Letter of Support

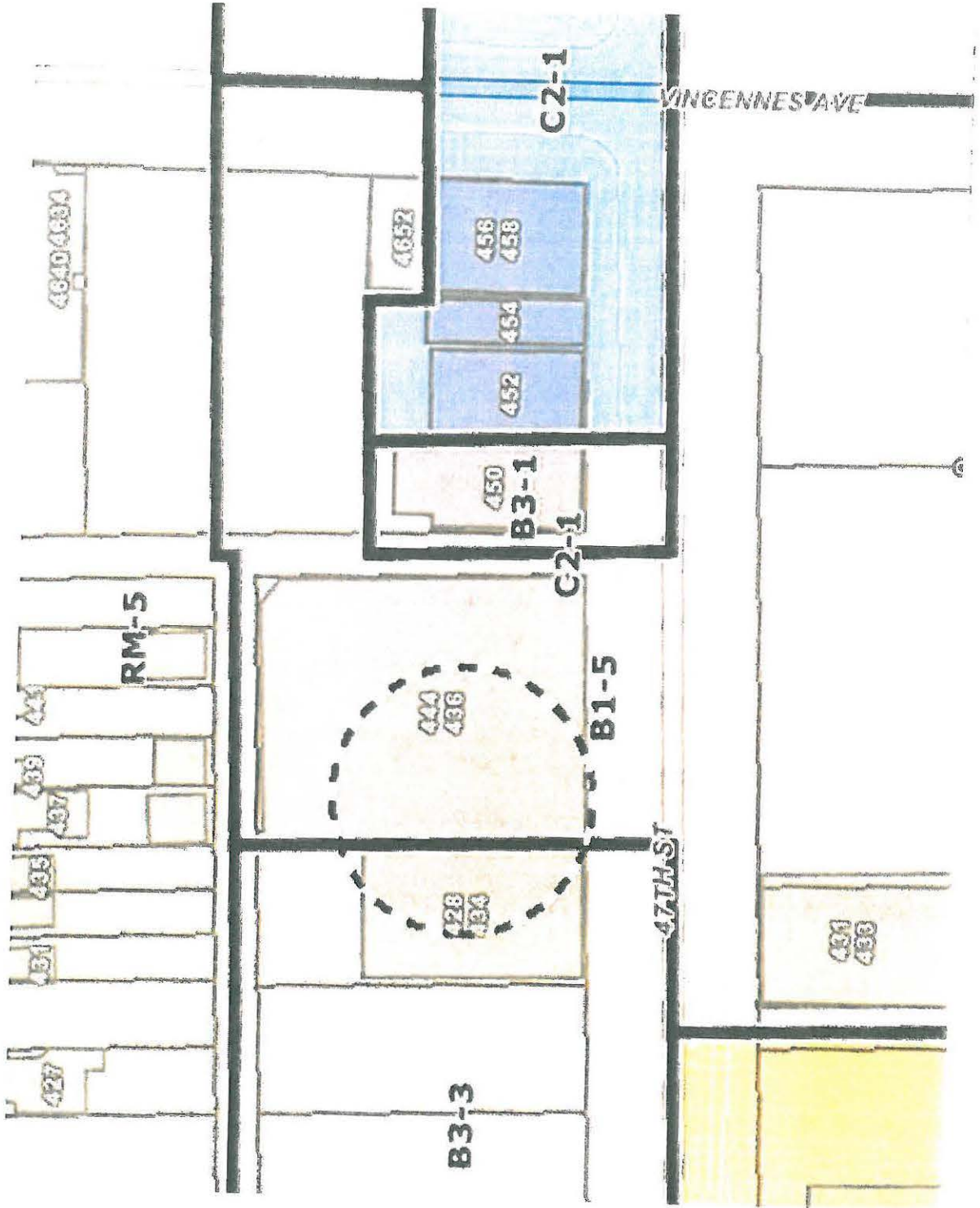


436 E. 47th St.

Existing Site



436 E. 47th St.



Artist/Live/Work Existing building



418 East 17th Street Chicago, Illinois. Photo: Jaded Space

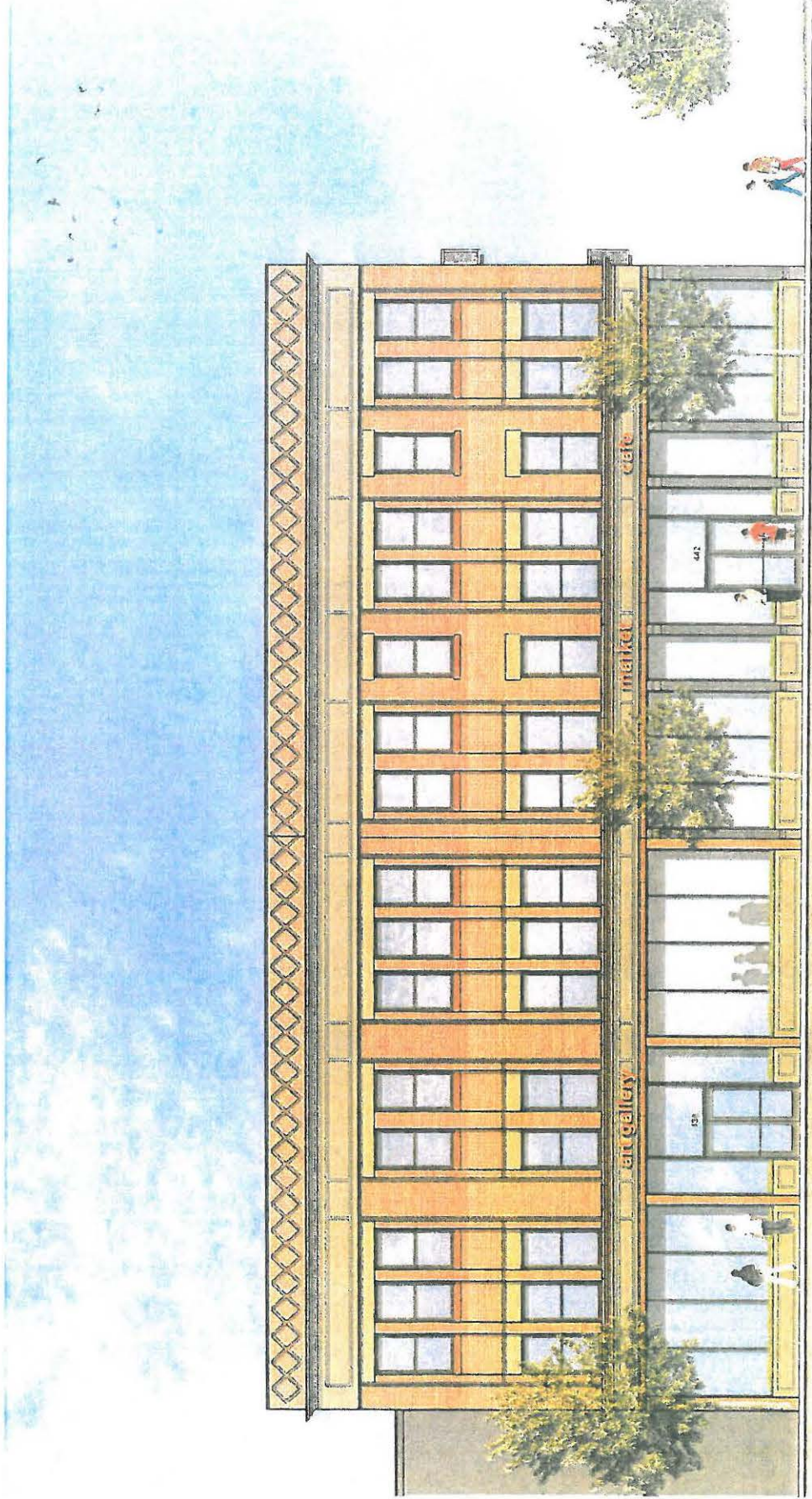


Photos

436 E. 47th St.



436 E. 47th St.



436 E. 47th St.

DISCLAIMER/RESPONSIBILITY STATEMENT:

THE LANDSCAPE ARCHITECT, EMPLOYED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND DISTRIBUTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT 436-42 EAST 47TH STREET, CHICAGO, ILLINOIS, HAS BEEN DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 9, CHAPTER 12 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE GUIDO TO THE CHICAGO LANDSCAPE ORDINANCE.

LANDSCAPE ARCHITECT: [DATE]
Ryan Wilson, P.L.A.
773.324.1745

PLANTING TIME: DECEMBER 15, 2012

GENERAL CONDITIONS:

1. EXISTING HARDWARE AND INTERIOR FINISHES TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED IF DAMAGED BY OWNER.
2. THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANS FOR THE PROJECT PROPERTY AT 436-42 EAST 47TH STREET TO THE BEST OF THE LANDSCAPE ARCHITECT'S KNOWLEDGE HAS BEEN OBSERVED AND WILL BE INSTALLED, MAINTAINED AND REPLACED AS REQUIRED BY CLIENT AND ALL APPLICABLE CODES IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 12 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE GUIDO TO THE CHICAGO LANDSCAPE ORDINANCE.

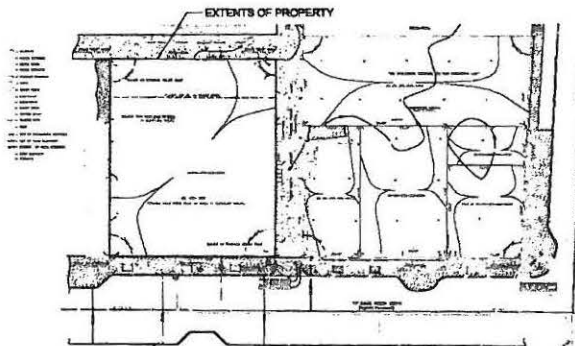
ISSUING: [DATE]

① Landscape Statement

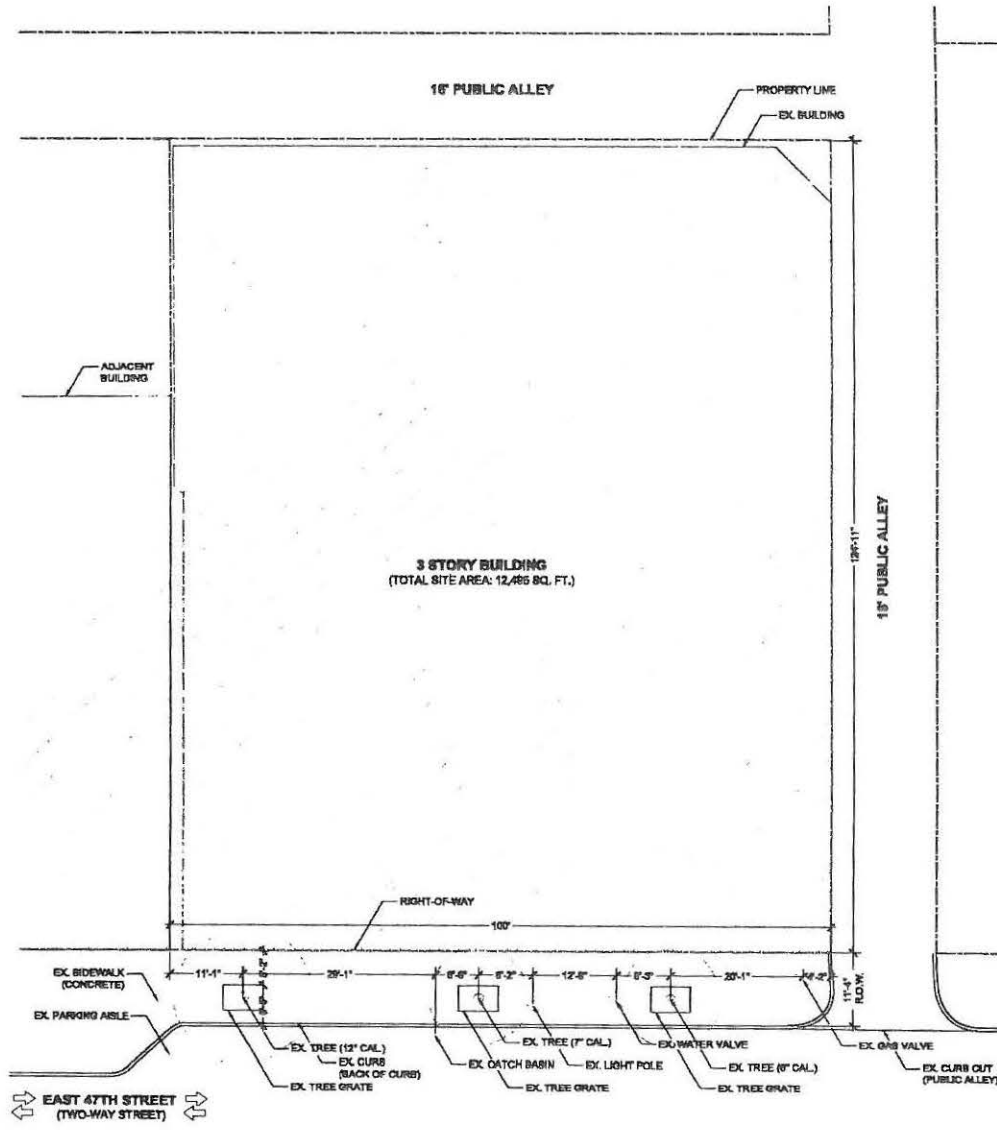
TOTAL SITE AREA	12,485 SQ.FT.
VEHICULAR USE AREA	0 SQ.FT. **
PARKING SPACES	0 SPACES **
PARKWAY TREES	3 EXISTING, GOOD CONDITION

** SEE SITE PLAN, A-1

② Landscape Calculations



Existing Site
SCALE 1/8" = 1'-0"



Proposed Landscape Plan
SCALE 1/8" = 1'-0"

WRAP ARCHITECTURE DESIGN & SUSTAINABLE LIVING

Wrap Architecture, Inc.
2811 West Madison, #104
Chicago, IL 60617
773-692-8939
773-692-8938 (fax)

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DO NOT SCALE DRAWINGS
Structure shall be checked against conditions prior to proceeding with construction, and verify existing conditions of any discrepancies or omissions.

Bronzeville Artist Lofts
436-42 East 47th Street
Chicago, IL 60615

ISSUED	DATE
Revisions Design	02/15/12
Design Development	
Final Schematic	02/15/12
Site	
Construction Documents	

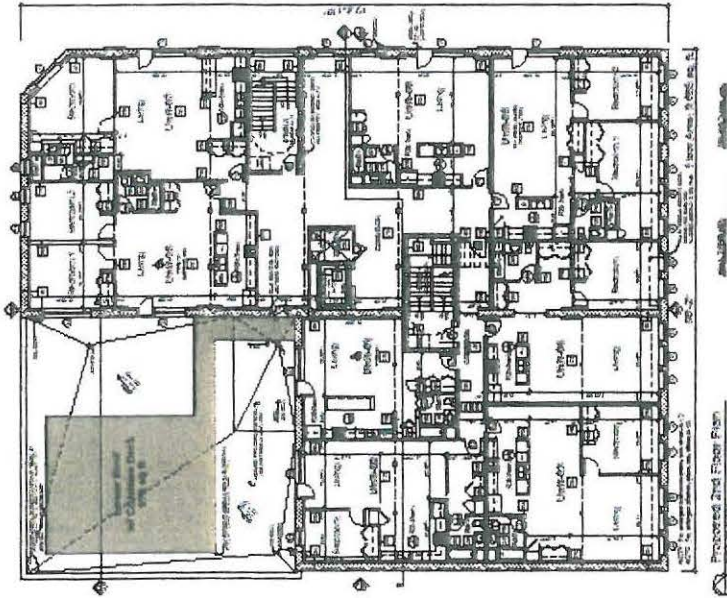
Lee Reid, Jr.
Revere Properties
7420 S. Woodlawn
Chicago, IL 60619
773-324-1745

RYAN WILSON ARCHITECTS
2010 West Madison Street, Suite 100
Chicago, IL 60612

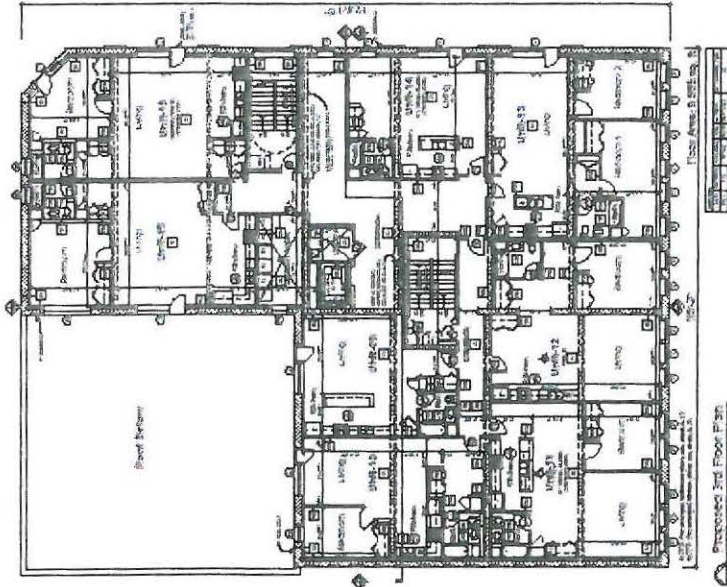
Ryan Wilson
Landscape Architecture
2010 West Madison Street, Suite 100
Chicago, IL 60612
773-324-1745

Landscape Plan	L-1
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2nd floor – proposed



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WRAP ARCHITECTURE
 439-42 East 47th Street, Unit 201
 Chicago, IL 60653

BRONZEVILLE ARTIST LOFTS
 439-42 East 47th Street
 Chicago, IL 60653

Proposed 2nd Floor Plan
 439-42 East 47th Street, Unit 201, Chicago, IL 60653

Unit	Location	Type	Net Area (SF)	Gross Rent	AMI
1	2nd Floor	Studio/1 Ba	608	660	50%
2	2nd Floor	1BR/1Ba	780	706	50%
3	2nd Floor	1BR/1Ba	973	1123	50%
4	2nd Floor	1BR/1Ba	99	1123	50%
5	2nd Floor	2BR/1Ba	1,098	1348	50%
6	2nd Floor	Studio/1 Ba	628	660	50%
7	2nd Floor	1BR/1Ba	902	706	50%
8	2nd Floor	2BR/1Ba	979	1348	50%
9	3rd Floor	Studio/1 Ba	611	660	120%
10	3rd Floor	1BR/1Ba	780	706	120%
11	3rd Floor	1BR/1Ba	949	1123	120%
12	3rd Floor	1BR/1Ba	973	706	120%
13	3rd Floor	2BR/1Ba	1,128	1348	120%
14	3rd Floor	Studio/1 Ba	602	660	120%
15	3rd Floor	1BR/1Ba	921	1123	120%
16	3rd Floor	1BR/1Ba	961	1123	120%
Total			12,992	15,123	

CITY OF CHICAGO

LICENSE CERTIFICATE

NON-TRANSFERABLE

BY THE AUTHORITY OF THE CITY OF CHICAGO, THE FOLLOWING SPECIFIED LICENSE IS HEREBY GRANTED TO

NAME: REVERE PROPERTIES DEVELOPMENT, LLC

DBA: REVERE PROPERTIES DEVELOPMENT, LLC
AT: 7420 S. WOODLAWN AVE., Floor 1, Apt./Suite 100
CHICAGO, IL 60619
1ST FLOOR

LICENSE NO.: 1821348 CODE: 1020 FEE: \$****250.00
LICENSE: Residential Real Estate Developer

MEMBER: LEE REID JR

PRINTED ON : 09/07/2010

\$****250.00

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WITNESS THE HAND OF THE MAYOR OF SAID CITY AND THE CORPORATE SEAL THEREOF
THIS 15 DAY OF OCTOBER, 2010

EXPIRATION DATE:

October 15, 2012

ATTEST:

Richard M. Daley
MAYOR

Miguel del Valle
CITY CLERK

ACCOUNT NO. 317691 SITE: 1

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CITY OF CHICAGO

LICENSE CERTIFICATE

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NAME: **Three Corners LLC**

DBA: **Three Corners LLC**
AT: **2520 S. BLUE ISLAND AVE., Floor 1ST FLOOR, Apt./Suite C-1
CHICAGO, IL 60608**

LICENSE NO.: **2054895** CODE: **1020** FEE: **\$****250.00**
LICENSE: **Residential Real Estate Developer**

MANAGING MEMBER: Robert Ferrino
MANAGING MEMBER: Fred G. Gonzalez

PRINTED ON : 10/04/2010

\$**250.00**

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WITNESS THE HAND OF THE MAYOR OF SAID CITY AND THE CORPORATE SEAL THEREOF
THIS **02** DAY OF **SEPTEMBER, 2010**

EXPIRATION DATE: **September 15, 2012**

ATTEST:



Richard M Daley
MAYOR

Miguel del Valle
CITY CLERK

ACCOUNT NO. **356273** SITE: **1**
TRANS NO.

DUPLICATE



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**City of Chicago
Department of Buildings
General Contractor License**

BY THE AUTHORITY OF THE CITY OF CHICAGO, THE FOLLOWING LICENSE IS HEREBY GRANTED TO :

MADISON CONSTRUCTION COMPANY
15657 S. 70TH COURT
ORLAND PARK IL 60462

LICENSE CLASS: (A) ALL PROJECTS - NO RESTRICTIONS



COPY

LICENSE NUMBER: TGC051882

CERTIFICATE NUMBER: GC051882-8

FEE: \$2,000.00

DATE ISSUED: 3/23/12

DATE EXPIRES: 3/26/13

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Rahm Emanuel

Rahm Emanuel
Mayor

Michael Merchant

Michael Merchant
Commissioner

near northwest arts council Wicker Park Art Center

- [about](#)
- [events](#)
- [projects](#)
- [get involved](#)
- [home](#)
- [protect the commons](#)

mission



NNWAC was founded by artists, teachers, and social activists. The purpose continues to resonate after twenty three years: to share the power of creativity building a network of resources that supports a vibrant arts environment, in a neighborhood context

Why do we need culture? And what does culture do for community? It adds value, attracts investment, engages students more deeply, builds and sustains social groups. All human intelligence including scientific and political knowledge is derived from artistic creativity. Everyone needs to be creative.

NNWAC, an artist directed non-profit organization founded in 1986, strives to create, protect, design and manage space for multidisciplinary arts activities. This includes services for local artists, space for arts education workshops and exchange with international artists.

our work

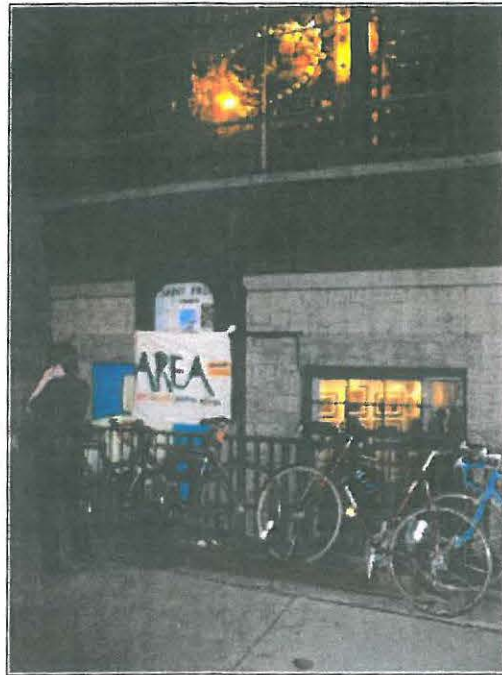
history



Back in 1985, when Harold Washington was Mayor, Fred Fine was the city's first Commissioner of Cultural Affairs, NNWAC was initiated in a series of town meetings organized by local artists. NNWAC worked with the chamber of commerce to host studio tours. Face the Street was a guest arts festival, a challenge to artists to engage diverse audiences.

NNWAC created its first home at the Flat Iron Building from 1986 to 1996, initiating an artist district in Chicago by hosting exhibits, poetry, performance video and studio tours serving more than 200 artists in programs year round. NNWAC has always reflected the energy of artists not as a gatekeeper but as a resource open to new ideas that activate creative space in a professional manner and engage an intergenerational audience. In the early years, the economics were easy. Storefront space was cheap and plentiful. It took was a good idea, a handshake agreement and an exhibit, a theater event, or a public art festival was launched.

In The arts activity successfully refocused economic investment in the neighborhood. If gentrification is vicious, it may just eat the heart and soul of v



the past twenty years NNWAC has organized arts festivals, outdoor film programs, public art installations, arts education workshops, and hosted exhibits that launched many careers.

NNWAC is artist directed and as such, fostered programs that linked mature, experienced artists, with emerging artists and students. NNWAC's goal is to engage the public in a year round cultural programs that encourages participation in life-long learning.

The prevailing opinion is that arts activities create a measurable economic impact; for every \$1 invested there is an \$8 return. Grants from government and corporate sponsors generally account for less than 15% of arts budgets. The majority of arts organizations that create new work operate on annual budgets of less than \$50,000. This indicates that the artists themselves subsidize most creative work. The NEA and Columbia University Center for Creative Culture reports that artists typically earn less than \$5000 per year from their art, which makes their work unsustainable.

Residents, artists and business owners within the Wicker Park Bucktown community are fearful that the commercial district is losing its unique character and is being displaced with high style retail. The Wicker Park Bucktown SSA commissioned a cultural audit in which artists

makes the neighborhood vibrant. The artists the stage, but lacked access to capital to ear back the early investment.

people



- Board of Directors
- John Ketterson, President
- Martin Rathgeber, Secretary
- Bonnie Lopez
- John Paige
- Jon Rosenblatt
- Paul Wargaski
- Laura Weathered, Executive Director

investors + partners

- [Wicker ParkBucktown.org](#)
- [Urban Theater Company](#)
- [NeuroKitchen Arts Collective](#)
- National Trust for Historic Preservation
- City of Chicago, City Arts Grants
- [Chicago Artists Resourse.org](#)
- [Nelson Algren Committee](#)
- Illinois Arts Council, a state agency
- Midwest Bank
- [Chicago Food Coop](#)
- Growing Power
- MissioDei
- Trust for Public Land
- [Community TV Network](#)
- [CIMMFEST](#)
- First Friday Poets + Waiting4bus
- Law Project for Economic Development

complained bitterly about displacement and suggested ways to collaborate.

historic space lost, arts community displaced

Artists, neighbors and local business need to stand up for common space dedicated to culture and learning, and public access. The principal decision makers, the trustees of the St Paul's Community Church in Wicker Park neighborhood, Chicago, IL, refused to listen to the neighborhood and the vision of the Wicker Park Bucktown master plan..

The St Paul's Church is an historic landmark building with a 120-year legacy serving the needs of the community for charitable purpose and public good. St Paul's was built by Norwegian immigrants in 1890. The craftsman details in carved wood, stained glass and soaring wood ceiling provide an exquisite space, designed for acoustic events. The architecture reflects an era of new immigrants, labor activists fighting for an eight-hour day, Jane Adams Hull House services and the Burnham master plan.

The historical and social history of the building reminds us why place matters. Artists continue to activate space, creating a more attractive neighborhood. It's too bad, we all lost such a great space. [More info here.](#)

GALLERY GUICHARD

ART THAT TOUCHES THE SOUL



By: [Andre Guichard](#), Artist, Owner
[Gallery Guichard](#), National Curator
[Bombay Sapphire Artisan Series](#)

2012 Black History Month in Review

See what you missed!

It has been another great Black History Month for Gallery Guichard and a wonderful kickoff for the year. 2012 was truly filled with back-to-back excitement and a testament to the excitement and energy surrounding the [cultural scene in and around Bronzeville](#) with five different exhibitions and programming around the city.

Click on the various links to watch the videos for more information

Northern Trust Exhibit

Northern Trust Bank and **Gallery Guichard** collaborated again, for it's third year, showcasing a group exhibition, at thier ground level LaSalle street location, during the month of February featuring ceramic, wood, bronze and stone sculptures along with original paintings by Gallery Guichard artists



Photo: Northern Trust Bank Lobby Gallery (Lasalle Street, Chicago, IL)

MACYS CELEBRATES Black History Month

Gallery Guichard co- owners Frances Guichard, Stephen Mitchell and Stanley Stallworth hosted a [Centennial Celebration of an Art Icon Romare Bearden](#) in conjunction with [The Romare Bearden Foundation](#), and Macy's on State Street. The exhibition ran for three weeks during the month of February and featured inspired bearden works by Gallery Guichard artists, limited edition lithographs generously loaned by Chicago collectors and an original watercolor on paper

[Diasporal Rhythms](#) D.E Simmons invited the crowd to join [the renown collector organization Diasporal Rhythms](#). Founder Daniel Texidor Parker, celebrated author, professor and master collector, delivered the keynote address.



Part 1

Macy's event featuring Mistress of Ceremonies Frances Guichard

[Click Here](#)

Part 2

Frances Guichard & D.E Simmons & Keynote Address by Daniel Texidor Parker

[Click Here](#)

Part 3

Keynote Address by Daniel Texidor Parker

[Click Here](#)



Rocky Beach – St Maarten

9" x 12"

Romare Bearden

Signed upper left corner

Circa 1960

Provenance: purchased by
Wendell Street Gallery (Boston, MA)
in late 70's from the artist

This original work is a **rare find and still available**.
If interested [Click Here to submit your email inquiry](#)
or call **Andre Guichard at (773) 791-7003**.

Culture

Gallery Guichard and The Bombay Sapphire Artisan Series and Tim Davis of [International Visions Gallery](#) in Washington DC, collaborated during Black History Month with a kickoff exhibition at [Gallery Guichard](#) entitled "Culture."



The exhibition features renowned artists from the east coast, midwest and Chicago. The exhibition runs through 4/7/12. There are still some wonderful works available. To schedule a private viewing [contact Andre Guichard by email - Click here](#) or call at (773) 791-7003.

To see the video of opening night of "Culture" exhibit and artist talk [Click Here](#).

Life Through Art

Gallery Guichard at the DuSable Museum of African American History and The Bombay Sapphire Artisan Series also collaborated during Black History Month with an exhibition at the DuSable Museum entitled "Life Through Art" featuring Afro Cuban Artist Pedro Miguel Pulido. This event and exhibitions like this could not happen without the support of [CEO Dr. Carol Adams of the DuSable Museum](#) and her staff with her continued commitment to bridge the DuSable Museum to the community. Do not miss one of the years most memorable and exciting fundraisers at the DuSable Museum : ["The Night of 100 stars"](#)



To see the video of the Artist Talk featuring Afro Cuban Artist **Pedro Miguel Pulido** [Click Here](#)

Bombay Sapphire Artisan Series initiative is designed to search and discover the next big names in the field of visual arts. 2012 will mark the program's third year. Keep a look out for information regarding additional local lead up events and the beginning of the artists call for new submissions as well as new markets for finale events. The program is launched at [the annual Art for Life Fundraiser in the Hamptons](#) and after a long process of selections the winning artists from each market will be invited to Miami the first week of December of 2012 for a [grand finale event during Art Basel](#). This is truly an art experience you do not want to miss!

Gallery Guichard is continuing **THE BRIDGE** by connecting artists of the African Diaspora to African American Collectors and vice versa. We are excited about receiving and introducing Pedro Miguel Pulido to our community. Pedro is returning the favor and hosting an exhibition in Cuba entitled **THE BRIDGE**

featuring **Andre Guichard, Gallery Guichard artists and Pedro Miguel Pulido at the San Lorenzo Academy of The Arts and The Pedro Miguel Pulido Gallery in Cuba.** Gallery Guichard will be traveling to Cuba to participate in a group exhibitions and lectures with Pedro Miguel Pulido during the [2012 Havana Biennial](#) from 5/13/12 - 5/23/12. Additionally, Gallery Guichard & Pedro Miguel Pulido will be partnering with [Soñando en Color "Dreaming in Color"](#) out of New York City who will also be exhibiting and participating in lectures during the Cuban Biennial. We will be collaborating and working with [Danny Simmons of Rush Foundation](#), NY artists [Musa Hixson](#), Derrick Adams, Kenya Robinson and Marilyn Nance will be working together to bring awareness and attention to the importance and global connection of the Artists of The African Diaspora. **Through education and information we can help to connect the Hispanic and African American communities through our Common Culture.** If you are interested in traveling to Cuba, during the Biennial, please contact **Shantrell Lewis of [The Caribbean Cultural Center](#) at shantrellplewis@gmail.com .**

Paradise

Two ICONS in the African American Community **Frank Clark, Chairman & Chief Executive Officer and John Hooker, Executive Vice President, Legislative and External Affairs** recently retired from ComEd. I was truly honored to have one of my original works of art, titled "**Paradise**," presented to John Hooker for his retirement gift. I would like to give a special thanks to **Tabrina Davis** and her team from **(EAAMA) Exelon African American Members Association** for their assistance in the execution of the unveiling.

To see video of unveiling of artwork to **John & Kim Hooker** [Click Here](#)

Coming soon: New Abstract exhibit at Gallery Guichard in early May and new exhibit Gallery

Guichard at the DuSable Museum in early April!!!!

*Thank you for your continued support and
we look forward to seeing you at our upcoming events.....*

Gallery Guichard

Art That Touches The Soul

3521 S. King Drive
Chicago, IL. 60653

Hours of Operation:
By Appointment Only

Andre Guichard

andreguichardgallery@gmail.com

773-791-7003

Frances Guichard

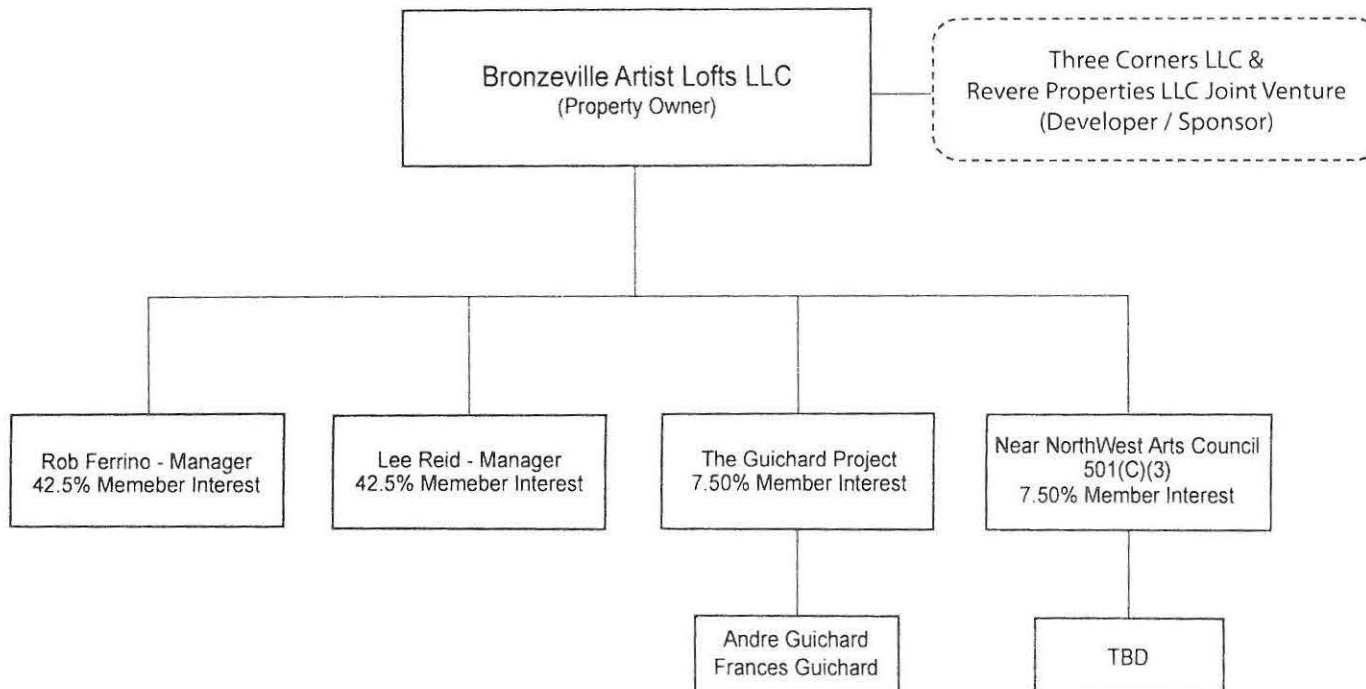
francesguichard@gmail.com

708-772-9315

Gallery Guichard
visit us on flicker
flickr

Bronzeville Artist Lofts
436 East 47th Street, Chicago, IL

Redevelopment Organizational Chart





PAT DOWELL

ALDERMAN, 3RD WARD
3RD WARD SERVICE CENTER
5046 SOUTH STATE STREET
CHICAGO, ILLINOIS 60609
TELEPHONE: (773) 373-9273
FAX: (773) 373-6852

E-MAIL: WARD03@CITYOFCHICAGO.ORG

CITY COUNCIL

CITY OF CHICAGO

COUNCIL CHAMBER
CITY HALL—ROOM 200
121 NORTH LaSALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-6734

COMMITTEE MEMBERSHIPS

HOUSING AND REAL ESTATE
(VICE-CHAIRMAN)

AVIATION

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES, RULES AND ETHICS

EDUCATION AND CHILD DEVELOPMENT

FINANCE

HEALTH AND ENVIRONMENTAL PROTECTION

TRANSPORTATION AND PUBLIC WAY

August 20, 2012

Commissioner Andrew J. Mooney
Department of Housing and Economic Development
City of Chicago
121 North LaSalle Street, 10th Floor
Chicago, IL 60602

RE: TIF Assistance for the Bronzeville Artist Lofts project

Dear Commissioner Mooney:

Please accept this letter as an indication of my support for the use of Tax Increment Financing (TIF) assistance for the Bronzeville Artist Lofts project at 436 E. 47th Street in the 3rd Ward. TIF assistance for the project is required at an amount not to exceed \$1,200,000.

Revere Properties LP, through an affiliated company (the "Developer") intends to develop a live/work concept at the property with retail use, gallery space and an artist workshop on the first floor of the building with 16 live/work lofts on the second and third floors.

I am very excited about this project, which would revitalize a seriously deteriorated building and enhance development of the 47th Street retail corridor in a manner consistent with other community requests.

If you have any question, please do not hesitate to contact my office at 773 373-9273.

Sincerely,

Pat Dowell

Alderman, 3rd Ward